

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF GEORGIA  
ATLANTA DIVISION

IN RE:	)	CHAPTER 7
	)	
BRENDA KAY ROBERTSON	)	CASE NO. 15-53700-WLH
	)	
Debtor.	)	JUDGE WENDY L. HAGENAU
	)	

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**MOTION FOR 2004 EXAMINATION OF DEBTOR BRENDA KAY ROBERTSON**

COMES NOW RES-GA Diamond Meadows, LLC (hereinafter “RES-GA”), a creditor in the above-styled bankruptcy proceeding, and applies to this Court for an order compelling the attendance of Brenda Kay Robertson (“Debtor” or “Robertson”) and any other representative of Debtor with direct knowledge of any document or information requested herein of which Debtor does not have knowledge, to appear at the offices of **Samuel D. Hicks, Hicks, Casey & Morton, P.C., Suite 100, 136 North Fairground Street, Marietta, Georgia 30060**, for an examination pursuant to Rule 2004 of the Bankruptcy Rules at **10:00 a.m. on the 14<sup>th</sup> day of May, 2015**, or at some other mutually agreed upon time and place. In support of this Motion, RES-GA shows the Court the following:

1. Debtor Brenda Kay Robertson filed a voluntary petition with the Court under Chapter 7 of Title 11 of the United States Code (the “Bankruptcy Code”) on February 27, 2015

(the “Petition Date”).

2. Debtor is indebted to RES-GA because on May 13, 2014, RES-GA obtained a Judgment against Debtor in the amount of \$5,489,997.28 plus post-judgment interest accruing at the legal rate in that certain case styled as *RES-GA Diamond Meadows, LLC and RES-GA CRI, LLC v. HBC Communities, LLC, Clay Robertson, Inc., Clayton H. Robertson, Brenda K.*

*Robertson-Short a/k/a Brenda K. Robertson, and James H. Bankston*; Civil Action No. 2012-CV-03743-5, Superior Court of Clayton County, Georgia (the “Judgment”).

3. RES-GA is a party in interest in this case because it is a creditor of Debtor.

4. RES-GA’s proposed 2004 Examination of Debtor will be within the scope of Rule 2004 in that it will relate to the acts, conduct, or property or to the liabilities and financial condition of the Debtor, and into any matter which may affect the administration of the Debtor’s estate or to the Debtor’s right to a discharge.

5. The deadline for filing complaints objecting to a discharge of the Debtor is June 8, 2015.

6. A Rule 2004 examination is necessary, *inter alia*, to determine the nature of Debtor and the acts, conduct, property, liabilities and financial condition of Debtor, facts directly affecting administration of Debtor’s estate, or the dischargeability of any of Debtor’s obligations.

7. RES-GA requests that this Court enter an order requiring Debtor to produce at least five (5) business days prior to the examination all documents identified in the attached Exhibit “A.”

8. RES-GA requests that this Court enter an order requiring Debtor to appear at the 2004 Examination and to testify regarding the matters described in the paragraphs above and regarding the information contained in the documents identified in the attached Exhibit “A” and to produce the documents identified in Exhibit “A.”

WHEREFORE, RES-GA respectfully requests that the Motion be granted and that the Court issue an Order compelling the attendance of Debtor Brenda Kay Robertson pursuant to Federal Rules of Bankruptcy Procedure 2004 and compelling the production of the

requested documents pursuant to applicable Bankruptcy Rules, Standing Orders, 11 U.S.C. § 521(e)-(f).

This 15<sup>th</sup> day of April, 2015.

**ROGERS LAW OFFICES**

/s/ Beth E. Rogers

Beth E. Rogers, Georgia Bar No. 612092  
Kevin A. McDonald, Georgia Bar No. 559490  
The Equitable Building  
100 Peachtree Street, Suite 1950  
Atlanta, Georgia 30303  
770-685-6320 phone  
678-990-9959 fax  
[brogers@berlawoffice.com](mailto:brogers@berlawoffice.com)

*Attorneys for RES-GA Diamond Meadows, LLC*

**EXHIBIT "A"**

**DEFINITIONS**

1. "Person" means any natural person, corporation, partnership, proprietorship, association, governmental entity, agency, group, organization, or group of persons.
2. Unless designated otherwise, "Debtor," "you," "your" or "Robertson" refers to Brenda Kay Robertson, together with any of her attorneys, agents or representatives.
3. "RES-GA" refers to RES-GA Diamond Meadows, LLC and all business entities with which it is or has been affiliated, together with any of its attorneys, agents or representatives.
4. "Robertson Entities" refers to any of the following persons or entities, together with any other entity in which Robertson, Stith Robertson or any of the Robertson Entities hold or held any interest, direct or indirect:

Alderwoods Homeowners Association, Inc.;  
ASG Properties, Inc.;  
Bang Investments, LLC;  
B. Kay Builders Corp.;  
Bice Ventures, LLC;  
BRE Development Company, Inc.;  
Brenda Robertson Realty, Inc.;  
Edmondson Mobile Home Park, Inc.;  
Estate of Woodrow William Edmondson;  
Gilbert Ventures, LLC;  
HBC Communities, LLC;  
Madison Communities, Inc.;  
Market South Properties, Inc.;  
Mykassi Ventures, LLC;  
Purple Martin Group, LLC;  
Seymour Estates, LLC;  
Simpson Place Homeowners Association, Inc.;  
Woodmond Ventures, LLC; and  
Woodward Estate Phase III, Inc.;

5. "Properties" means any property owned at any time since January 1, 2008 by Robertson, Stith Robertson and/or any of the Robertson Entities including, but not limited to, the following properties:

1205 NW Humphries Road, Conyers, GA 30012  
1228 E Forrest Ave, East Point, GA 30344  
1547 Arbor Place Drive, Morrow, GA 30236  
1551 Arbor Place Drive, Morrow, GA 30236  
171 Bay Court Drive, Stockbridge, GA 30236  
196 Hemlock Lane, Clarkesville, GA 30523  
200 Sam Soloman Road, Locust Grove, GA 30248  
3265 Walt Stephens Road, Jonesboro, GA 30236  
3279 Anvil Block Road, Ellenwood, GA 30294  
3287 Anvil Block Road, Ellenwood, GA 30294  
3290 Anvil Block Road, Ellenwood, GA 30294  
3295 Anvil Block Road, Ellenwood, GA 30294  
3359 Jodeco Road, Jonesboro, GA 30236  
3448 South Bay Drive, Jonesboro, GA 30236  
3456 South Bay Drive, Jonesboro, GA 30236  
423 River Road, Jonesboro, GA 30236  
4536 Bouldercrest Road, Ellenwood, GA 30294  
4544 Bouldercrest Road, Ellenwood, GA 30294  
4572 Bouldercrest Road, Ellenwood, GA 30294  
7675 Tara Boulevard, Jonesboro, GA 30236  
78 Wall Street, Hampton, GA 30228  
7958 Wright Circle, Jonesboro, GA 30236  
7966 Wright Circle, Jonesboro, GA 30236  
Parcel No. 063 091, Hemlock Lane, Clarkesville, GA 30523  
Parcel No. 065 108, Hardman Place, Clarkesville, GA 30523  
Parcel No. 065 108C, Hardman Place, Clarkesville, GA 30523  
Parcel No. 065 108D, Hardman Place, Clarkesville, GA 30523  
Parcel No. 065 108E, Hardman Place, Clarkesville, GA 30523  
Parcel No. 065 108F, Hardman Place, Clarkesville, GA 30523  
Parcel No. 065 108G, Hardman Place, Clarkesville, GA 30523  
Lot 18 and Part of 17, Block K, Unit 4, Holiday Hills Subdivision, Section 1, Clayton County, Georgia

6. "Tax Returns" refers to those certain complete, filed, and signed federal and/or state income tax returns, including exhibits and attachments thereto.

7. "Bank Account Statements" refers to those certain bank account statements or other itemized account activity reports, provided by a banking depository in which you and/or

any of the Robertson Entities held or hold an account, and/or for which you and/or any of the Robertson Entities are an authorized signatory or user on such an account, including but not limited to, all returned checks or copies or microfiche-type records of checks and deposits.

8. As used herein, the term "Identify" or "Describe" or state the "Identity":

- (a) when used in reference to a natural person, shall mean to state his or her full name, complete home and business address, employer or business affiliation, and occupation and business position presently held;
- (b) when used in reference to a corporation, shall mean to state its full name, its state(s) of incorporation and its principal place of business;
- (c) when used in reference to a partnership, shall mean to state its full name, the names of each partner, and its principal place of business;
- (d) when used in reference to a person other than an individual, corporation or partnership, shall mean to state its official name, its organizational form, and its address;
- (e) when used in reference to an act, action or omission shall mean to state a description of the act, action or omission, the date(s) on which it occurred, where it occurred, the identity of the person or persons performing said act (or, in the case of an omission, the person or persons failing to act), the identity of all persons who have knowledge, information or belief about the act, when the act or omission first became known to you, and the circumstances and manner in which you first obtained such knowledge;
- (f) when used in reference to an oral communication shall mean to state the date and nature of the communication, the identity of the communicator and communicate, the subject matter and substance of the communication, whether it was recorded or otherwise memorialized, and the identity of any witness thereto;

(g) when used in reference to a document, shall mean to state the identity of the person(s) who prepared the document, the sender and recipient(s), if any, the title or a description of the general nature of its subject matter, the day of preparation, the location(s) of each copy and the identity of the present custodian(s), the contents of the document verbatim, and if a privilege is claimed, the specific basis thereof.

9. As used herein, the term "Document" is used in its broadest sense and includes, without limitation, all items printed, recorded, filmed, reproduced by any process, written or produced by hand, whether an original master or copy, all agreements, communications, correspondence, notes, memoranda, summaries and minutes; records of telephone conversations, meetings and conferences; summaries and records of personal conversations or interviews; books; manuals; publications and diaries; contracts; agreements; deeds, assignments, working papers; books of account; ledger books, note books; vouchers; bank checks; cashier's checks' receipts for cashier's checks; cancelled check stubs; bills; receipts; and any other information containing paper, writing or physical thing.

10. The singular, plural, masculine, feminine, or neuter form of any noun or pronoun shall be read and be applied as including its other forms, as circumstances may make appropriate.

11. As used herein, the terms "and" and "or" shall mean and/or.

12. As used herein, the term "date" shall mean the exact day, month and year, if ascertainable, or, if not, the best approximation, including relationship to other events.

13. "Wells Fargo 401(k)" refers to that certain 401(k) with Wells Fargo Advisors that is reflected on Debtor's Schedule B, item number 11, in the amount of \$259,288.23.

**DOCUMENT REQUESTS**

- 1) Any and all documents relating to any insurance policies maintained by Robertson or the Robertson Entities, including, but not limited to, insurance policies on any real or personal property, life insurance policies, certificates on the life of any person, and all statements or other documents reflecting cash and surrender values, and the balance of any and all loans paid in connection therewith, where Robertson or any of the Robertson Entities are named as a beneficiary or loss payee for the period commencing January 1, 2008 to the present.
- 2) Any and all documents relating to any transfers or sales made by Robertson and any of the Robertson Entities of any real property or personal property for the period of January 1, 2008 to the present.
- 3) All federal and state income tax returns of Robertson and the Robertson Entities since January 1, 2008 to the present and all documents related thereto including, but not limited to, corresponding audits, letters or requests, liens or claims, bills or invoices for unpaid taxes, payments or any taxes owed, and refunds and all other documents related to Robertson's and the Robertson Entities' monthly or yearly income from any source, for the period of January 1, 2008 to the present including, but not limited to, Bank Account Statements, pay stubs, payroll checks, disability income, investment income, etc.
- 4) Any and all documents that in any way reflect Robertson and the Robertson Entities' financial affairs or represent or indicate the conveyance of any assets that Robertson and/or the Robertson Entities may have made since January 1, 2008 until the present, including, but not limited to, personal financial statements or any financial information provided to any lender in connection with obtaining any loan and any and all records, documents, memoranda

and correspondence which evidence or relate to the assets and liabilities set forth on any personal financial statement.

5) Any and all documents, including but not limited to, Bank Account Statements, cancelled checks and deposit slips, for all accounts including checking and savings accounts with any banks, savings and loans, credit unions, money markets, brokerage firms or other financial institutions maintained by Robertson or the Robertson Entities, either individually and/or jointly with any other person or entity, or in which Robertson and/or the Robertson Entities' had any interest or held any funds on behalf of themselves, or any other entity in which they had an interest, direct or indirect, for the period commencing January 1, 2008 to the present.

6) Any and all records, documents, memoranda and correspondence relating to evidence of property, and interest in property, of every kind and character whatsoever owned by Robertson and/or the Robertson Entities, individually or with any other person or entity, including but not limited to, the purchase of any real or personal property, any reversionary interests, deeds, stock certificates, bonds, notes, mutual fund shares, corporate agreements, partnership agreements, profit sharing and pension plan statements, savings account passbooks, savings certificates and money market accounts for the period commencing January 1, 2008 to the present.

7) Any and all warranty deeds, quitclaim deeds, real estate transfers and deeds to secure debt which name Robertson and/or any of the Robertson Entities as grantee or grantor, individually and/or jointly with any other person or entity, relating to any property in which Robertson or the Robertson Entities has, or had, any interest or equity for the period commencing January 1, 2008 to the present.

8) Any and all records, documents, memoranda and correspondence, which evidence or relate to the ownership of any motor vehicles, boats and aircrafts by Robertson or the Robertson Entities, including but not limited to, automobile tag registrations, certificates, automobile title certificates and/or recreational vehicle tag registrations, titles or certificates, naming Robertson or the Robertson Entities, individually or jointly with any other person or entity, for the period January 1, 2008 to the present.

9) Any and all summary plan descriptions, plans, statements, accounts or other documents related to any retirement, pension or similar type accounts held by Robertson and/or any of the Robertson Entities, including, but not limited to the Wells Fargo 401(k), or other investment plans and records including, but not limited to, memoranda, correspondence, stock certificates, bond certificates, mutual fund certificates, any statements, documents, analysis, invoices, bills or summaries given to Robertson and/or any of the Robertson Entities by any stock broker or association of stock brokers, from whom Robertson and/or any of the Robertson Entities has sold stock, or with whom Robertson and/or any of the Robertson Entities has an account and any other evidence of ownership of any interest in any corporation, fund, or trust fund naming Robertson and/or any of the Robertson Entities, individually or jointly with any other person or entity, for the period commencing January 1, 2008 to the present.

10) A list of all contents of any and all safe deposit boxes maintained by Robertson or the Robertson Entities, individually or jointly, with any other person or entity, for the period of January 1, 2008 to the present, and exact location of such boxes.

11) All documents relating to any gifts or payments by Robertson or the Robertson Entities to any person or entity during the period of January 1, 2008 to the present in excess of \$5,000.

12) Copies of any real estate tax bills, notices or assessments received by Robertson or any of the Robertson Entities from January 1, 2008 to the present.

13) A list of all real property owned by Robertson or any of the Robertson Entities from January 1, 2008 to the present, which list should include, at least, the following information: owner, date acquired, purchase price, current value, type of property (e.g. vacant lot, commercial building, residential rental, etc.), current status/disposition, transfers, leases, rent or other income.

14) All documents relating to or evidencing Robertson's and the Robertson Entities' current and previous income and employment, including, but not limited to, any employment contracts, paycheck stubs, evidence of dividend disbursement, stock or membership agreements, independent contracts or agreements or any money or other monetary or non-monetary benefits received by Robertson from her former and current employer, including, but not limited to, Ralph Myers Broker, for the period commencing January 1, 2008 to the present.

15) All documents related to any business, entities, funds or trusts in which Robertson or the Robertson Entities held or holds any interest, direct or indirect, or was or is included in the operation thereof from January 1, 2008 to the present, including, but not limited to, Articles of Incorporation, Articles of Organization, by laws, stock certificates, operating agreements, any other evidence of ownership or other documents related thereto.

16) All documents relating to the value of Robertson's Household Goods and Furnishing and any other Personal Property listed on Robertson's Schedule B, and all documents relating to any information on Robertson's Schedules, Statement of Financial Affairs testified to by Robertson at the 341 meeting of creditors, or otherwise submitted or relied on by Robertson

in this bankruptcy action, including, but not limited to, itemized lists of each item constituting same, photographs, receipts, estimates, and appraisals.

17) All documents related to the ownership of the Properties by Robertson or any of the Robertson Entities, or any interest Robertson or any of the Robertson Entities held or holds therein and any transfers or other disposition of same.

18) All leases or other agreements and documents related to rental or leasing of any of the Properties, or any other properties owned by Robertson or any of the Robertson Entities, or in which Robertson or any of the Robertson Entities have or had any interest, from January 1, 2008 to the present.

19) All documents related to any rents or other income derived from the rental and/or other use of any of the Properties, or any other properties owned by Robertson or any of the Robertson Entities, or in which Robertson or any of the Robertson Entities have or had any interest, from January 1, 2008 to the present, including, but not limited to, copies of checks or money orders, Bank Account Statements, rent rolls, receipts, etc.

20) All documents related to the Estate of Woodrow William Edmondson, including, but not limited to, any assets or property received or held by Robertson and/or the Robertson Entities from said Estate, including, but not limited to, that certain Promissory Note dated March 19, 2008, between Garva Investments, Inc. and W.W. Edmondson in the original principal amount of \$450,000.00, as thereafter modified, amended and/or assigned (attached hereto as **Exhibit "A"**), and that certain Security Deed and Agreement dated March 19, 2008, between Garva Investments, Inc. and W.W. Edmondson and recorded at Book 9410, Page 270 in the property records of Clayton County, Georgia, as thereafter modified, amended and/or assigned (attached hereto as **Exhibit "B"**).

21) All documents related to Tight Seal, LLC and Tight Seal Water Proofing, LLC, including, but not limited to, that certain check from Tight Seal Water Proofing LLC ("Tight Seal WP") in the amount of \$5,000 dated November 3, 2014, and drawn on UnitedBank account number XX0901 ("Account 0901") check no. 1292; that certain check from Tight Seal WP in the amount of \$5,000 dated December 18, 2014 and drawn on Account 0901 check no 1294; that certain check to Tight Seal WP from Madison Communities, Inc. ("Madison") in the amount of \$21,177.40 and deposited into Account 0901 on April 7, 2012; and that certain check to Tight Seal, LLC from Madison in the amount of \$41,595.38 and deposited into Account 0901 on February 20, 2014 (copies of which are attached hereto as **Exhibit "C"**).

22) All documents related to any withdrawals by Robertson and/or any of the Robertson Entities from that certain account with Wells Fargo Bank, N.A. owned by Gilbert Ventures, LLC, with the account number XXXXXX5314, from January 1, 2008 to the present.

23) All documents related to any payments made to or received from PHH Mortgage Corporation or State Farm Insurance to or from Robertson or any of the Robertson Entities, including, but not limited to, the checks attached hereto as **Exhibit "D."**

24) All documents relating to any payments made or owed to Robertson or any of the Robertson Entities by Carol Edmondson, W.E. Edmondson or James Edmondson from January 1, 2008 to the present, including, but not limited to, the checks attached hereto as **Exhibit "E."**

25) A list of all addresses where Robertson or any of the Robertson Entities have resided, lived, stayed or maintained any office or business from January 1, 2008 to the present.

26) All documents related to any security deed or other mortgage or encumbrance on the property located at 78 Wall Street, Hampton, Georgia 30228, including, but not limited to, checks, money orders, or other documents evincing payments thereon.

27) All documents relating to any real property in Florida owned or in which Robertson or any of the Robertson Entities held or hold any interest from January 1, 2008 to the present.

28) All documents related to the Robertson's transfers of the properties included in the Deeds attached hereto as **Exhibit "F."**

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF GEORGIA  
ATLANTA DIVISION

IN RE: ) CHAPTER 7  
 )  
BRENDA KAY ROBERTSON ) CASE NO. 15-53700-WLH  
 )  
Debtor. ) JUDGE WENDY L. HAGENAU  
 )  
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**CERTIFICATE OF SERVICE**

I hereby certify that I have this date served a true and correct copy of the within and foregoing **Motion for 2004 Examination of Debtor Brenda Kay Robertson** upon the following by having a copy of same placed in the United States Mail with adequate postage thereon and properly addressed as follows:

Samuel D. Hicks  
Hicks, Casy & Morton, P.C.  
Suite 100  
136 North Fairground Street  
Marietta, GA 30060

S. Gregory Hays  
Hays Financial Consulting, LLC  
Suite 200  
3433 Peachtree Road, NE  
Atlanta, GA 30326

Brenda K. Robertson  
78 Wall Street  
Hampton, GA 30228

Michael J. Bargar  
Arnall Golden Gregory LLP  
171 17<sup>th</sup> Street, NW  
Suite 2100  
Atlanta, GA 30363

This 15<sup>th</sup> day of April, 2015.

/s/ Beth E. Rogers  
Beth E. Rogers, Georgia Bar No. 612092

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FILED 26723  
CLAYTON CO., GA  
2009 AUG 13 AM 10:29  
LINDA T. MILLER  
CLERK SUPERIOR COURT

FIRST MODIFICATION OF  
PROMISSORY NOTE  
AND DEED TO SECURE DEBT

Cross reference to Deed Book 9410, Page 270 Clayton County, Georgia records

This Modification Agreement is made and entered into as of this 24th day of July 2009, by and between Garve Investments, Inc. (hereinafter "Borrower") and Brenda Kay Robertson as Executor of the Estate of Woodrow William Edmondson, a/k/a W.W. Edmondson Successor in Interest to J. Mark Brittain as Conservator of Woodrow W. Edmondson (hereinafter "Lender").

WITNESSETH:

WHEREAS, On March 19, 2008, Borrower executed, in favor of W.W. Edmondson, a Promissory Note in the original principal amount of \$450,000.00, which Promissory Note (hereinafter referred to as "Note") is secured by a Deed to Secure Debt (hereinafter referred to as the "Deed to Secure Debt") of even date therewith and which Deed to Secure Debt is now recorded in Deed Book 9410, Page 270, Clayton County, Georgia records; and,

WHEREAS, W.W. Edmondson is now deceased and the assets of W.W. Edmondson have passed to Brenda Kay Robertson as Executor of the Estate of W.W. Edmondson; and,

WHEREAS, Borrower and Lender desire to increase the rate at which the loan is amortized, to reduce the accrual rate of interest on the Note and to provide to Borrower a discount on the total principal amount of the Note in consideration of an increased amortization term;

NOW THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Lender, Lender and Borrower do hereby agree as follows:

1.

The parties agree that all monthly installment payments have been made as and when they have become

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EXHIBIT

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due and that, after the July 19, 2009 installment (which has been paid) the outstanding principal balance due on the Note immediately prior to the execution of this agreement was \$385,347.42. The parties agree that the outstanding principal balance on the indebtedness after the July 19, 2009 installment shall be reduced by 10% such that the present outstanding principal balance is now agreed to be \$346,812.68.

2.

As of July 19, 2009, the interest rate on the outstanding principal balance (\$346,812.68) shall be 5% per annum.

3.

Borrower agrees that beginning August 19, 2009 and continuing on the 19<sup>th</sup> day of each month thereafter, he shall make monthly installments of \$50,373.81 each to be applied first to outstanding interest with the balance to be applied to principal and that such payments shall continue until the indebtedness as modified by this Agreement, is paid in full.

4.

Except as modified hereby, all the remaining terms of the Note and Deed to Secure Debt shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto placed their hands and seals the day and year above first written.

*Brigitte M. Garcia*  
Witness  
*Thomasine W. Edmonson*  
Notary Public  
My commission expires:  
NOV. 16, 2011  
SPALDING COUNTY  
GEORGIA

*Lauri M. Edmonson*  
Witness  
*Thomasine W. Edmonson*  
Notary Public  
My commission expires:  
NOV. 16, 2011  
SPALDING COUNTY  
GEORGIA

GARVA INVESTMENTS, INC.  
By: *William Garcia*  
William Garcia, President  
(CORP SEAL)

*Brenda Kay Robertson*  
(SEAL)  
Brenda Kay Robertson as Executor of the Estate  
of W.W. Edmonson

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FILED  
CLAYTON CO., GA

2008 APR -4 AM 10:57

LINDA T. MILLER  
CLERK SUPERIOR COURT

RETURNED TO  
SHAW & ROSS  
6259 E.  
Riviera Dr.  
07-56988  
GGARVA INVESTMENTS, INC.

STATE OF GEORGIA  
COUNTY OF CLAYTON

**SECURITY DEED AND AGREEMENT**

**THIS INDENTURE** is made this 19th day of March, 2008, by and between Garva Investments, Inc., party of the first part, hereinafter referred to as "Grantor"; and W. W. Edmondson, c/o J. Mark Brittain, Conservator, 280 Country Club Drive, Suite 200, Stockbridge, Georgia 30281, party of the second part, hereinafter referred to as "Grantee";

**WITNESSETH**

**FOR AND IN CONSIDERATION** of the financial accommodations to Grantor by Grantee resulting in the obligation which is hereinafter more particularly described, and in order to secure that obligation, Grantor hereby grants, bargains, conveys, transfers, assigns and sells unto Grantee the following described land:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 207 of the 13<sup>th</sup> District of Clayton County, Georgia and being more particularly described on Exhibit "A" attached hereto and made part hereof.

**THIS IS A PURCHASE MONEY DEED TO SECURE DEBT**

Anything herein to the contrary notwithstanding this instrument shall create a perpetual security interest as the same is defined in O.C.G.A. § 44-14-80.

**TOGETHER WITH ANY AND ALL** of the following:

- (i) all buildings, structures and other improvements now or hereafter located thereon or on any part or parcel thereof and all fixtures affixed or attached, actually or constructively, thereto;
- (ii) all and singular the tenements, hereditaments, easements and appurtenances belonging thereunto or in any wise appertaining thereto and the reversion and reversions, remainder or remainders thereof;

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**EXHIBIT**

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- (iii) all rents, issues, income, revenues and profits accruing therefrom whether now or hereafter due;
- (iv) all accounts and contract rights now or hereafter arising in connection with any part or parcel thereof or any buildings, structures or improvements now or hereafter located thereon, including without limitation all accounts and contract rights in and to all leases or undertakings to lease now or hereafter affecting the land or any buildings, structures, or improvements thereon;
- (v) all minerals, flowers, crops, trees, timber, shrubbery and other embalmments now or hereafter located thereon or thereunder or on or under any part or parcel thereof;
- (vi) all estates, rights, title and interest therein, or in any part or parcel thereof;

**TO HAVE AND HOLD** the Premises to the only proper use, benefit and behoof of Grantee, forever, in fee simple.

**GRANTOR WARRANTS** that Grantor has good title to the Premises, that Grantor is lawfully seized and possessed of the Premises, that Grantor has the right to convey the Premises, that the Premises are unencumbered except as may be herein expressly provided and that Grantor shall forever warrant and defend the title to the Premises unto Grantee against the claims of all persons whomsoever.

**THIS INSTRUMENT IS A DEED** passing legal title pursuant to the laws of the State of Georgia governing deeds to secure debt and a security agreement granting a security interest pursuant to the Uniform Commercial Code of the State of Georgia, and it is not a mortgage. This deed and security agreement is made and intended to secure:

- (i) an obligation of Grantor to Grantee evidenced as follows:  
One Promissory Note in the original principal amount of \$450,000.00, which Promissory Note is due and payable in full no later than February 19, 2011.
- (ii) any and all renewal or renewals, extension or extensions, advances, modification or modifications thereof, and substitution or substitutions therefor, either in whole or in part; and

The obligations which this deed and security agreement is given to secure are hereinafter sometimes referred to collectively as the "Indebtedness." This deed and security agreement is hereinafter sometimes referred to as this "Security Deed."

**GRANTOR COVENANTS AND AGREES:**

- (1) *Junior Encumbrances:* Grantor may create encumbrances on the Premises which are junior and inferior in terms of priority to this Security Deed.
- (2) *Payments by Grantor:* Grantor shall pay, when due and payable:
  - (i) the Indebtedness in accordance with the terms and conditions of the instruments evidencing the same;
  - (ii) all taxes, all assessments, general or special, and all other charges levied on or assessed or placed or made against the Premises, this Security Deed, the Indebtedness or any interest of Grantee in the Premises, this Security Deed or the Indebtedness;
  - (iii) premiums on policies of fire and casualty insurance covering the Premises, as required by this Security Deed;
  - (iv) premiums on all life insurance policies now or hereafter pledged as collateral for the Indebtedness or any part thereof;
  - (v) premiums for all liability, rental, mortgage and flood insurance policies

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- BK09410P0272
- (vi) required by this Security Deed or now or hereafter required by Grantee in connection with the Premises or the Indebtedness or any part of either; and all ground rents, lease rentals and other payments respecting the Premises payable by Grantor. Grantor shall promptly deliver to Grantee, upon request by Grantee, receipts showing payment in full of all the foregoing items; provided, however, that Grantee shall not require a receipt showing payment in full of the Indebtedness. In the event any state, federal, municipal or other governmental law, order, rule or regulation becomes effective subsequent to the date hereof and in any manner changes or modifies the laws in force on the date hereof governing the taxation of the Indebtedness or the manner of collecting the taxes thereon so as to adversely affect Grantee by requiring that a payment or payments be made or other action be taken to protect Grantee's interest under this Security Deed or the Indebtedness, Grantor shall promptly pay any amounts required on or before the date the same are due or take any other action required on or before the date any such action must be taken.
- (3) *Grantee's Acts on Behalf of Grantor:* In the event Grantor shall either fail or refuse to pay or cause to be paid, as the same shall become due and payable, any item (including all items specified at Paragraph (2) immediately above) which Grantor is required to pay hereunder or which Grantor may pay to cure an event of default hereunder, or in the event Grantor shall either fail or refuse to do or perform any act which Grantor is obligated to do or perform hereunder or which Grantor may do or perform to cure an event of default hereunder, then Grantee, at Grantee's option, may make such payment or do or perform such act on behalf of Grantor. All such payments made by Grantee and all costs and expenses incurred by Grantee in doing or performing all such acts shall be and shall become part of the Indebtedness secured hereby and shall bear interest at the highest rate per annum then being charged with respect to any part of the indebtedness secured hereby from the date paid or incurred by Grantee, and such interest thereon shall also be part of the Indebtedness secured hereby.
- (4) *Further Assurances:* Grantor shall, at any time and from time to time upon request by Grantee, make, execute and deliver, or cause to be made, executed and delivered, any and all other and further instruments, documents, certificates, agreements, letters, representations and other writings which may be necessary or desirable, in the opinion of Grantee, in order to effectuate, complete, correct, perfect or continue and preserve the obligations of Grantor under the Indebtedness and the lien and security interest of Grantee hereunder. Grantor shall upon request by Grantee certify in writing to Grantee, or to any proposed assignee of this Security Deed, the amount of principal and interest then owing on the Indebtedness and whether or not any set-offs or defenses exist against all or any part of the Indebtedness.
- (5) *Rents and Leases:* Grantor hereby transfers, assigns and conveys unto Grantee all of Grantor's right, title and interest in and to all leases or undertakings to lease now or hereafter existing or made, and all other agreements for use or occupancy, with respect to the Premises or any part thereof, and grants to Grantee a security interest in all rents, issues, income, revenues, profits, accounts and contract rights due or to become due thereunder or otherwise deriving from the use and occupancy of the

09410  
00281

Parcel 1

All that tract or parcel of land lying and being in Land Lot 206 and 207 of the 13<sup>th</sup> District of Clayton County, Georgia and being shown as "out area" containing 0.857 acres on a plat prepared for W. Earl Edmondson and Brenda K. Robertson dated July 30, 1996 by Alvin E. Vaughn and Associates, Inc. and being more particularly described according to said plat as follows:

Commence at the intersection of the western right-of-way of Tara Boulevard (250 ft. right-of-way) with the northerly right-of-way (40 ft. right-of-way) of Museum Circle; run thence along the northerly right-of-way of Museum Circle along an arc of a curve to the left of a chord having been subtended 90.88 feet, said arc having a radius of 318.72 feet and said chord having a bearing and distance of north 87 degrees 54 minutes 14 seconds west 91.20 feet to an iron pin; run thence along the northerly right-of-way of Museum Circle south 83 degrees 53 minutes 57 seconds west 235.80 feet to an iron pin; run thence north 12 degrees 26 minutes 08 seconds west 130.94 feet to an iron pin; run thence north 88 degrees 03 minutes 31 seconds east 304.50 feet to an iron pin located on the western right-of-way of Tara Boulevard; run thence south 22 degrees 53 minutes 08 seconds east along the western right-of-way of Tara Boulevard a distance of 126.40 feet to a point and the point of beginning.

L:\SASHolding\Tara.WD.legal.wpd

MK 09410 PGE281

REDE Page 108 of 108

1294

**TIGHT SEAL WATER PROOFING LLC**  
881 HUTCHINSON RD  
WILLIAMSON, GA 30292

DATE 10/18/14 84-751-611

B4-751-612

PAY  
TO THE  
ORDER OF

Five thousand 00/100

DATE 10/18/14 84-751-611

U.S. \$5000.00

DOLLARS  

EGB

2001.2942 2001.1075.15-2

JH B T

John G. Langford  
Liquor Control Board  
Dept. of

Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA 19101

**EXHIBIT**

C

1292

TIGHT SEAL WATER PROOFING LLC

961 HUTCHINSON RD  
WILLIAMSON, GA 30292

DATE 11-3-14 64-751-611

PAY  
TO THE  
ORDER OF

*James Shuler Jr.*

Five thousand & 00/100

\$ 5,000

DOLLARS 00/100



*J.H. R.*

FOR

#001292# 10611075150

*James Shuler  
Tight Sealing LLC  
P.O. #108*

REQUEST 0000593499500000 5000.00  
ROLL ECIA 20141109 000001492521  
JOB ECIA E ACCT 0000000000  
REQUESTOR A909293  
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA 19101

VIRTUAL Internal Use Only Form-United Bank  
400 GRIFFIN ST ZEBULON GA 30295 - 770-567-~~1234~~5

**DDA Deposit**

CREDIT      Drawer:  303      04/07/2014  
              Trans#: 171      15:57:57

**Acct#**

21,177.42

Check: 0 Amount: \$21,177.42 Date: 4/7/2014  
Run: 900, Batch: 300, Seq: 32

MADISON COMMUNITIES, INC.		64-175612	1029
78 WALL STREET HAMPTON, GA 30228		DATE <u>4/7/81</u>	
PAY TO THE ORDER OF <u>Tight Sane Westport</u>		\$ <u>21,177.00</u>	
<u>Twenty One Thousand One Hundred Seventy Seven Dollars</u>		DOLLARS <u>4/100</u>	<small>Bank of America N.A.</small>
<u>Ameris Bank</u>		<u>D. H. A.</u>	
MEMO <u>100</u>			
+00812017540	0000	01029	AM

Check: 0 Amount: \$21,177.42 Date: 4/7/2014  
Run: 900, Batch: 300, Seq: 33

Page 2 of 32

United Bank

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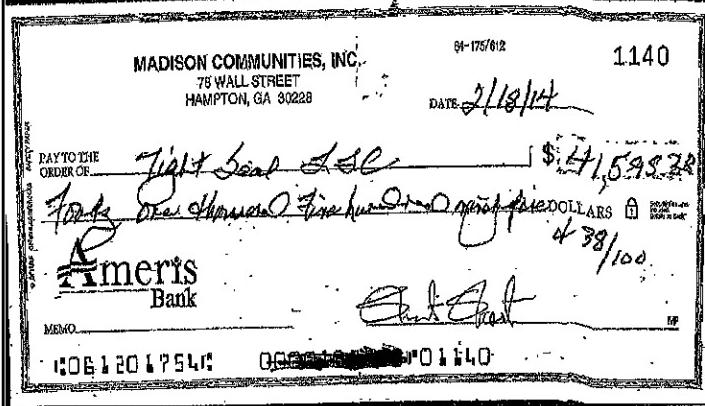
Check: 0 Amount: \$21,177.42 Date: 4/7/2014  
Run: 900, Batch: 300, Seq: 32

Check: 0 Amount: \$21,177.42 Date: 4/7/2014  
Run: 900, Batch: 300, Seq: 33

VIRTUAL Internal Use Only Form-United Bank  
400 GRIFFIN ST ZEBULON GA 30295 - 770-567-5611-0

DDA Deposit  
CREDIT      Drawer:  308            02/20/2014  
                Trans#:  69            16:26:43  
Acct# ~~7000~~  
DDA Deposit                        41,595.38

Check: 0 Amount: \$41,595.38 Date: 2/20/2014  
Run: 900, Batch: 314, Seq: 40



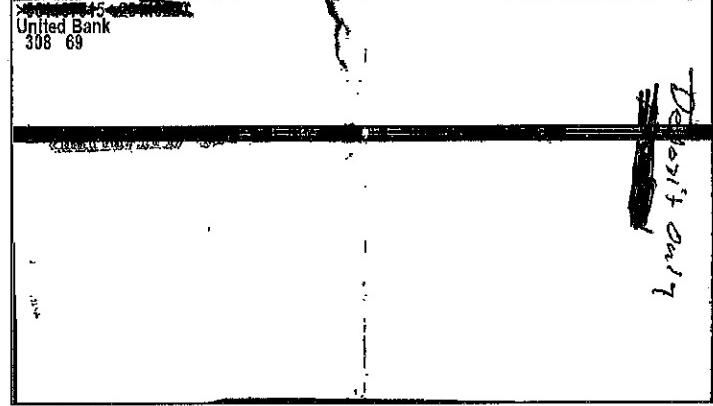
Check: 0 Amount: \$41,595.38 Date: 2/20/2014  
Run: 900, Batch: 314, Seq: 41

2025 RELEASE UNDER E.O. 14176

United Bank

308 69

Check: 0 Amount: \$41,595.38 Date: 2/20/2014  
Run: 900, Batch: 314, Seq: 40



Check: 0 Amount: \$41,595.38 Date: 2/20/2014  
Run: 900, Batch: 314, Seq: 41

REDE Page 19 of 108

04/27/2012

STATE FARM FIRE AND CASUALTY COMPANY  
11350 Johns Creek Parkway  
Duluth, GA 30098-0001

WACHOVIA BANK, NA  
CHARLOTTE, NC

527 819920

POLICY NUMBER 91-LQ-6195-8 DATE SEP 18 2013  
PPC REFUND 289-00

PAY TO THE  
ORDER OF

ROBERTSON, BRENDA  
950 EAGLE LANDING PKWY STE 160  
STOCKBRIDGE GA 30281-7348

R.F.

\$ 93.11  
NINETY THREE DOLLARS AND 11 CENTS

*Edward R. Smith, Jr.*  
Chairman  
*D. J. Smith*  
Treasurer

1000 1 701

COMPANY FOR OIL WATER & GAS EXPLORATION, INC., A TEXAS CORPORATION, D/B/A TERRA ENERGY, INC., IS NOT CARRYING MISSING

X# 27508199201M 100612097561: [REDACTED]

NELLS FARGO BANK NA ATL  
1000 60005 101 04  
447190 [REDACTED]

This Notice Of Oil And Gas To Vendors And Service Providers  
By endorsing this payment for your services, you agree not to  
use or disclose any personal customer information released to  
us unless necessary for the conduct of our business.

REQUEST 0000593499500000 93.11  
ROLL ECIA 20131009 00000447198 [REDACTED]  
JOB ECIA E ACTI 16420799000 [REDACTED]  
REQUESTOR A909293  
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA 19101

EXHIBIT

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REDE Page 15 of 108

1 27 211202 J

07-03-2013  
PAGE MM DD YYYY

STATE FARM FIRE AND CASUALTY COMPANY  
CATASTROPHE SERVICES  
CAT FIRE CCS PRO P10FGL140  
CLAIM NO 11-2H75-889  
LOSS DATE 03-18-2013  
INSURED ROBERTSON, BRENDA

WACHOVIA BANK NA 64-975612  
CHARLOTTE, NC 28203

\*\*\*\*\*EXACTLY THREE THOUSAND ONE HUNDRED EIGHTEEN AND 41/100 DOLLARS

\$\*\*\*\*\*3,118.41

Pay to the  
Order of: BRENDA ROBERTSON & PHH MORTGAGE CORPORATION ITS SUCC AND OR ASSIGNS  
ATIMA

*Brenda Robertson*  
AUTHORIZED SIGNATURE

*Bob Smith*  
AUTHORIZED SIGNATURE

Loan # 707946823?

SECURED DOCUMENT WATERMARK APPEARS ON BACK, HOLD AT 45° ANGLE FOR VIEWING

0027172112020 406120975617 [REDACTED]

JUL 24 2013

MUST BE ENDORSED BY ALL PAYEES  
*D. Christopher*

This Notice Shall Attest to Vendomance Services, Philadelphia,  
By Request from my customer, I do, agree not to use or  
disclose any personal information received from us unless  
necessary for the services you requested.

*Christopher*  
D. CHRISTOPHER  
VENDOMANCE  
PHH MORTGAGE  
[REDACTED]  
Pay to the Order of:

WELLS FARGO BANK NA ATL  
30150005 E00P 1X 34  
\$0942

REQUEST 0000593499500000 3118.41  
ROLL ECIA 20130805 00000447080 [REDACTED]  
JOB ECIA B ACCT 164 [REDACTED]  
REQUESTOR A909293  
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA 19101

REDB Page 14 of 108

1 27 219266 J

**STATE FARM FIRE AND CASUALTY COMPANY**  
CATASTROPHE SERVICES  
CAT FIRE CGS PRO POA539PCL348  
WACHOVIA BANK, NA 64-975/612  
CHARLOTTE, NC 43085

CLAIM NO 11-2J66-912  
LOSS DATE 03-18-2013

INSURED: ROBERTSON, BRENDA K.

DATE 07-08-2013

**CLAIM NO** 11-2J66-912      **INSURED** ROBERTSON, BRENDA K  
**LOSS DATE** 03-18-2012

**CLAIM NO** 11-2J66-912      **INSURED** ROBERTSON, BRENDA K  
**LOSS DATE** 03-18-2012

**\*\*EXACTLY TWO THOUSAND THREE HUNDRED EIGHTY-EIGHT AND 78/100 DOLLARS**

5\*\*\*2-348-78

*Pay to the  
Order of:* BRENDA K. ROBERTSON & PHH MORTGAGE CORPORATION ITS SUCC AND OR ASSIGNS  
ATIMA

卷之三

#### PROGRESSIVE SIGNATURE

Item # 7079668112

48013

RECORDED DOCUMENT WATERMARK APPEARS ON BACK. HELD AT 140° AND IS NOT VISIBLE.

113 24 BCx4

Wells Fargo Bank in Atlanta  
20190805 Foothill

MAILED OR ENCLOSED BY ALL PAYEE

REQUEST 0000593499500000 2348,78  
ROLL ECIA 20130803 000004470803  
JOB ECIA B ACCT 164207990000  
REQUESTOR A909293  
11080958 01/23/2015 Research 11081972

Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA 19101

REDE Page 13 of 108

1 27 211190 J

CHASCO STATE INSURANCE COMPANY READING PA USA

State Farm STATE FARM FIRE AND CASUALTY COMPANY  
CATASTROPHE SERVICES  
CAT FIRE EGS PRO P10PC114D  
CLAIM NO 11-2J55-918  
LOSS DATE 09-18-2013  
ROBINS ROBERTSON, BRENDA  
INSURED

WACHOVIA BANK, NA 34-975/612  
CHARLOTTE, NC 28209

DATE 07-03-2013

MM DD YYYY

\*\*\*\*\*EXACTLY ONE THOUSAND SIX HUNDRED SIXTEEN AND 26/100 DOLLARS

\$\*\*\*\*\*1,616.26

Pay to the  
Order of: BRENDA ROBERTSON & PHH MORTGAGE CORPORATION ITS SUCC AND OR ASSIGNS  
ATLANTA *Brenda w/ ID*

*Edward Smith*  
AUTHORIZED SIGNATURE

*Edward Smith*  
AUTHORIZED SIGNATURE

*Land # 147%68153*

*4801013*

SECURED DOCUMENT WATERMARK APPEARS ON BACK, HOLD AT 45° ANGLE FOR VIEWING

1 27 211190 J 006 12097564 *[REDACTED]*

JUL 24 2013

MUST BE ENDORSED BY ALL PAYEES  
*John F. Smith*

This Notice Only Applies to Providers and Service Providers.  
By endorsing this instrument for your services, you agree not to sue or  
detain any individual customer information received from us unless  
requested by the servicer we requested.

PAY TO THE ORDER OF  
*PHH Mortgage*

WELLS FARGO BANK NO. ATL  
20130805 00010 *[REDACTED]*

REQUEST 0000593499500000 1616.26  
ROLL ECIA 20130805 000004470801 *[REDACTED]*  
JOB ECIA E ACCT 164207990000 *[REDACTED]*  
REQUESTOR A909293  
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA 19101

REDE Page 11 of 108

04-073012

DULUTH, GEORGIA

Wachovia Bank, National Association

CLAIM NUMBER 11-2555-912

DATE OF LOSS 03/18/13

NAME OF INSURED

Brenda Robertson

5 27

800 683

Q

ISSUED DATE

04/13/13

PAY TO THE ORDER OF

Brenda K Robertson and PHN Mortgage Corporation

REINSTATEMENT POLICY NUMBER: 11-2555-912  
ISSUED DATE: 04/13/13  
EXPIRATION DATE: 04/13/14  
RECORD NUMBER: 04-073012

Five Thousand Five Hundred and Eighty-Two <sup>58</sup>/<sub>100</sub> DOLLARS \$ 5,482.58  
NOT TO EXCEED \$60,000

- STATE FARM GENERAL INSURANCE COMPANY  
 STATE FARM COUNTY MUTUAL INSURANCE COMPANY OF TEXAS T#4822248  
 STATE FARM FIRE AND CASUALTY COMPANY  
 STATE FARM LLOYDS  
 STATE FARM FLORIDA INSURANCE COMPANY, IOWA 2966812

APR 8 0 2013

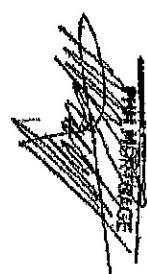
AUTH'D  
Brenda K Robertson

AUTHORIZED SIGNATURE

COMPANY LOGOS APPEAR ON BACK SIDE AT 45 ANGLE FOR VIEWING  
# 27598006831 NOB 1 2097561 204

MUST BE ENDORSED BY ALL PAYEES

This Notice Only Applies to Payment and Service Providers.  
By endorsing this payment for your services, you agree not to use or disclose any personal customer information received from us unless necessary for the services we requested.



PAY TO THE ORDER OF  
Brenda K. Robertson

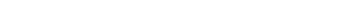
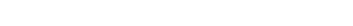
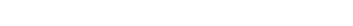
REQUEST 0000593499500000 5482.58  
ROLL ECIA 20130508 000009293  
JOB ECIA E ACCT 1642000000000000  
REQUESTOR A909293  
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA 19101

REDE Page 9 of 108

СИЛЫ ЗА

04-07/08/18

DULUTH, GEORGIA		Wachovia Bank, National Association	
CLAIM NUMBER	11-2475-859	DATE OF LOSS	3/18/13
		NAME OF INSURED	Robertson, Brenda
		ISSUED DATE	4/7/13
PAY TO THE ORDER OF Brenda Robertson and PHTM Mortgage Corporation			
<u>sixty nine hundred fifteen dollars and 28/100 — DOLLARS \$ 6,915 28/100            NOT TO EXCEED \$10,000</u>			
<input type="checkbox"/> STATE FARM GENERAL INSURANCE COMPANY <input checked="" type="checkbox"/> STATE FARM COUNTY MUTUAL INSURANCE COMPANY OF TEXAS <input checked="" type="checkbox"/> STATE FARM FIRE AND CASUALTY COMPANY <input type="checkbox"/> STATE FARM LLOYDS <input type="checkbox"/> STATE FARM FLORIDA INSURANCE COMPANY			
 AUTHORIZED SIGNATOR			
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MUST BE ENDORSED BY ALL PAYEES

108. *Mycetophilidae* *Chloropidae* *Empididae* *Tabanidae* *Phoridae*  
Diptera. *Micropezidae* *Syrphidae* *Stratiomyidae* *Empididae* *Tabanidae*  
Empididae *Chloropidae* *Empididae* *Tabanidae* *Phoridae*  
Diptera *Micropezidae* *Syrphidae* *Stratiomyidae* *Empididae* *Tabanidae*  
Empididae *Chloropidae* *Empididae* *Tabanidae* *Phoridae*

REQUEST 00005934995000000 6915.28  
ROLL ECTA 20130425 000002283114  
JOB ECTA\_B ACCT 161-  
REQUEBSTR A909293  
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA 19101

REBDE Page 7 of 108

DULUTH, GEORGIA		Wachovia Bank, National Association	04-070012
CLAIM NUMBER	1EJSS-918	DATE OF LOSS	3/18/13
		NAME OF INSURED	Robertson, Brenda 4/18/13
ORDER OF PAYMENT	Priority A	PERIOD	1/1/13 - 12/31/13
		NUMBER	10
		TYPE OF POLICY	HO
		NAME	DR
		AMOUNT	\$5,192.80
		DOLLARS	\$5,192.80
		NOT TO EXCEED \$60,000	
<p>Five Thousand One Hundred Ninety Two and 80/100 Dollars \$5,192.80</p> <p><i>JKL</i></p> <p>AUTHORIZED SIGNATURE</p>			
COMPANY LOGOS APPARENT ON BACK. HOLD AT 45° ANGLE FOR VIEWING #27599965010 106120975610			

MUST BE ENDORSED BY ALL PAYEES

This negotiable instrument is subject to transfer and service of process. By endorsing this instrument or your signature, you agree not to sue or disclose any personal details of the holder or payee. It is recommended that the instrument be held at 45° angle for viewing.

*John L. Lyle*

REQUEST 00005934995000000 5192.80  
ROLL ECIA 20130417 000002282430  
JOB ECIA E ACCT 10000000000000000000  
REQUESTOR A909293  
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA 19101

REDB Page 5 of 108

1998/6/12

527 997 902 Q

ISSUED 3-35-13  
DATE

ISSUED 3-35-13  
DATE

**DULUTH, GEORGIA**

Washington Park, National Association

CLAIM NO. 2J55-907

DATE  
DISP 849

3-18-13

NAME OF  
INJURED

Robertson

27 997 902 Q

ISSUED 3-35-13  
DATE

三

90/ 90/  
Four thousand and seven & 00/- DOLLARS \$ 4,007.00  
NOT TO EXCEED \$40,000

- STATE FARM GENERAL INSURANCE COMPANY
- STATE FARM COUNTY MUTUAL INSURANCE COMPANY OF TEXAS
- STATE FARM FIRE AND CASUALTY COMPANY
- STATE FARM LLOYDS
- STATE FARM FLORIDA INSURANCE COMPANY

UNAUTHORIZED PUBLICATION

Miley

ATHENS

COMPANY LOGOS APPEAR ON BACK HOOD AT A 45° ANGLE FOR VIEWING

MUST BE ENDORSED BY ALL PAYEE

**BY ENDORsing THIS PAYMENT FOR YOUR SERVICES, YOU AGREE TO USE OUR  
RECOMMENDED PERSONNEL, CUSTOMER INFORMATION PERTINENT TO US AND  
NECESSARY FOR THE SERVICES WE REQUESTED.**

REQUEST 0000593499500000 4007.90  
ROLL ECTA 20130410 000000-  
JOB ECTA B ACCT#  
REQUESTOR A909293  
11080958 01/23/2013 Research 11081977

Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA 19101

REDE Page 59 of 108

ACCOUNT # JAMES		PLEASE POST THIS PAYMENT FOR OUR MUTUAL CUSTOMER	\$500.00
		Please Direct Any Questions To (866) 760-0050 ONLINE BANKING - BILL PAYMENT	4/030
CAROL J EDMONTON W E EDMOND DR 1222 HIDDEN LAKE DR PORT ORANGE, FL 32129-7826		BANK OF AMERICA, N.A.	0000005110
			JANUARY 02, 2014
Pay FIVE HUNDRED AND 00/100		DOLLARS	\$ #####500.00
TO THE ORDER OF BRENDA ROBERTSON 78 WALL ST HAMPTON, GA 30228-2038		Void After 180 DAYS Signature On File	11/20
		This check has been authorized by your depositor	

2282984027

RESERVED FOR INSTITUTIONAL INSTITUTION USE

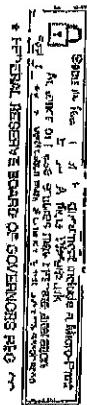
REQUEST 000059349595000000 500.00  
ROLL ECIA 20140715 000062 [REDACTED]  
JOB ECIA E ACCT 000062 [REDACTED] 00  
REQUESTOR A909293  
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA 19101



REDE Page 49 of 108

Account: JAMES		PLEASE POST THIS PAYMENT FOR OUR MUTUAL CUSTOMER	
		\$1,000.00	
		Please Direct Any Questions To (866) 769-0800 ONLINE BANKING • BILL PAYMENT	4/090
CAROL J EDMONDSON W F EDMONDSON 1482 HIDDEN LAKES DR. PORT ORANGE, FL 32129-7828			00000005073
		RANK OF AMERICA, N.A.	March 13, 2014
PAY ONE THOUSAND AND 00/100		DOLLARS	
		\$	*****1,000.00
<p>0235 1ABD400 000 303  &gt;08636 2837801 003 080005 00001/00001  BRENDA ROBERTSON  78 WALL ST  HAMPTON, GA 30228-2038</p>		<p>Void After 180 DAYS.  Signature On File  This check has been authorized  by your depositior</p>	
TO THE ORDER OF			

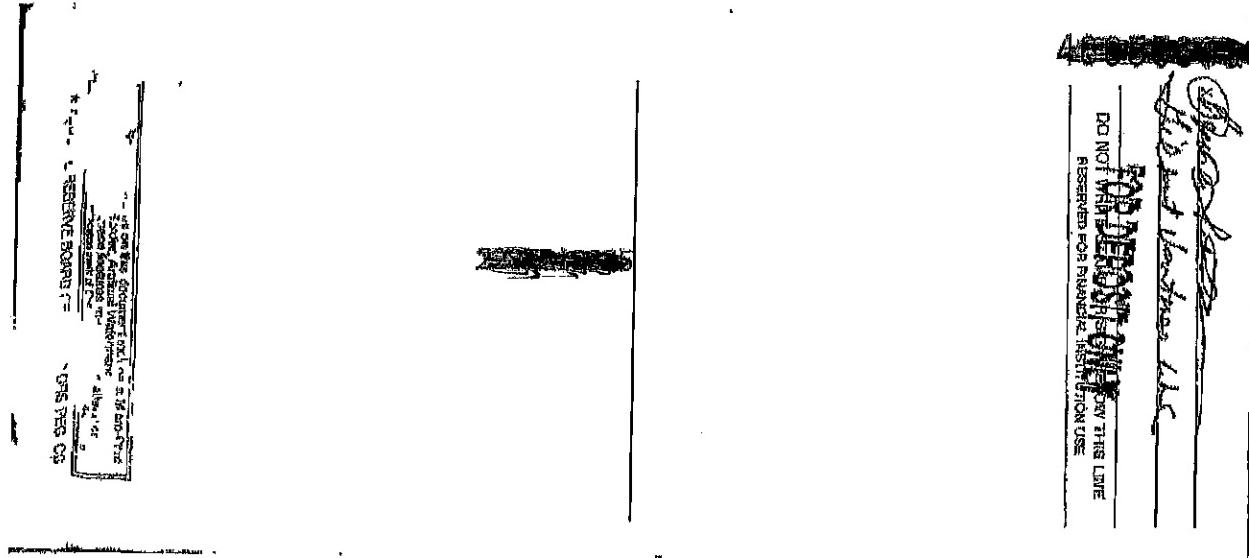


REQUEST 0000593499500000 1000.00  
ROLL BCIA 20140408 000002283118243+  
JOB ECTA B ACCT 00000000000000000000  
REQUESTOR A909293  
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA. 19101

REDE Page 43 of 108

Account: JAMES		PLEASE POST THIS PAYMENT FOR OUR MUTUAL CUSTOMER	\$600.00
		Please Direct Any Questions To 888-739-0066 ONLINE BANKING - BILL PAYMENT	4/8/13 00000005068
CAROL J EDMONDSON W B EDMONDSON #202 HIDDEN LAKES DR. PORT ORANGE, FL 32129-7828		March 04, 2014	
		BANK OF AMERICA, N.A.	
Pay FIVE HUNDRED AND 00/100		DOLLARS	
 14094 1AD 0406 ADQ 300 249034 28D6488 001 080005 00001/00001 TO THE BRENDAN ROBERTSON 78 WALL ST ORDER OF HAMPTON, GA 30228-2038		\$  *\$600.00 Valid After 180 DAYS, Signature On File This check has been authorized by your depositor	



REQUEST 0000593499500000 500.00  
ROLL ECIA 20140310 0000022875  
JOB ECIA E ACCT 00008950000000  
REQUESTOR A909293  
11080958 01/23/2015 Research 11081977

Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA 19101

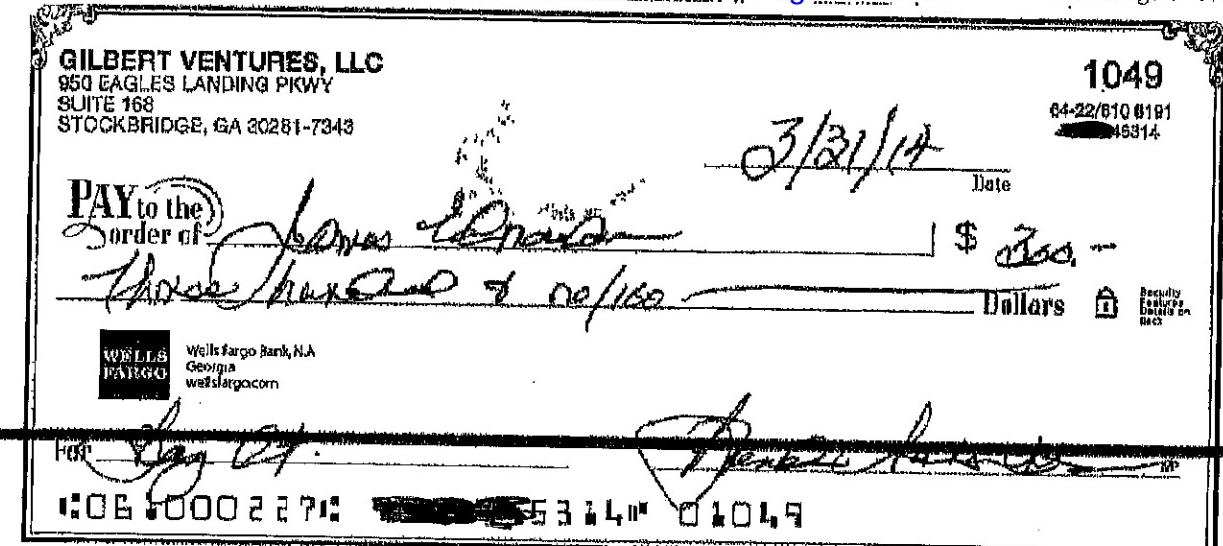
64-22610 8191

PAY to the order of	James C. Marston	Date 3/29/13
Dollar amount <u>\$ 700.00</u>		\$ 700.00
WELLS FARGO	Wells Fargo Bank NA Seattle wellsfargo.com	Dollars <input type="checkbox"/> Security Code <input type="checkbox"/>
For <u>Tony 1547 Stockbridge</u>	<u>James C. Marston</u>	IP
KOB 1000 22715		531411

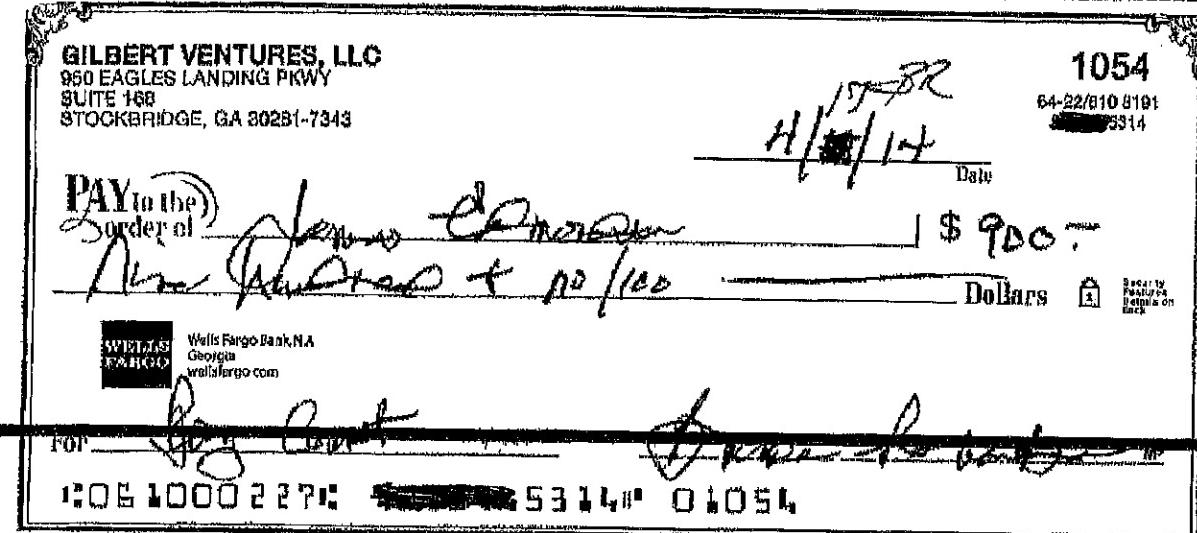
Jean Schindler

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REQUESTOR A909293  
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Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA 19101



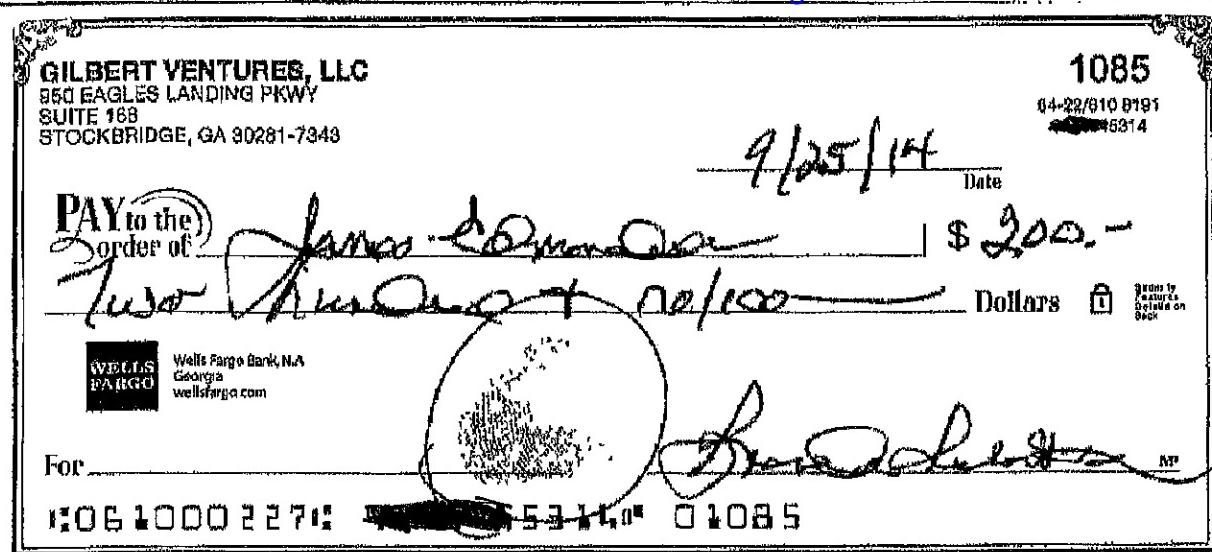
Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA 19101



5314  
\$900.00  
04/17/14 12:43PM  
647

REQUEST 00005934994000000 900.00  
ROLL ECIA 20140417 000002186921500  
JOB ECIA E ACCT 2970009016945314  
REQUESTOR A909293  
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Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA 19101



REQUEST 00005934994000000 200.00  
ROLL ECIA 20140925 000 [REDACTED] 7183  
JOB ECIA E ACCT 20140925 5314  
REQUESTOR A909293  
11080958 01/23/2015 Research 11081975

Subpoena Processing Philadelphia  
Y1372-032  
Philadelphia PA 19101

Return document to:  
Rebecca Polston Daily, P.C.  
P.O. Box 745  
Social Circle, GA 30025  
(770) 464-3330



Doc ID: CG09034160002 Type: WD  
Recorded: 02/08/2014 at 09:10:48 PM  
Fee Amt: \$10.00 Page 1 of 2  
Transfer Tax: \$100.00  
Rockdale County Superior Court  
Attala A. Wilson Clark  
BK 5498 PG 147-148

## WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF WALTON

THIS INDENTURE, made this 30<sup>th</sup> day of January, in the year of our Lord Two Thousand Fourteen between ANGELIA GRISWELL, as party of the first part, hereinafter called Grantor, and JOHNNIE EARL ROBERTSON, JR. and BRENDA ROBERTSON, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, That Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said Grantees:

All that tract or parcel of land lying and being Land Lot 280 of the 16<sup>th</sup> District of Rockdale County, Georgia, being shown as Tract One, containing 8.03 acres, more or less, on revised final plat for CHARLES E. POPE and DORIS E. POPE, dated March 10, 2010, prepared by Patrick & Associates, Inc. Engineering & Surveying, certified by Louie D. Patrick, Georgia R.L.S. No. 1757, recorded in Plat Book 36, page 175, Rockdale County Records. Said plat is by reference incorporated herein and made a part hereof for the purpose of providing a more complete and accurate description of the property conveyed.

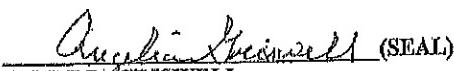
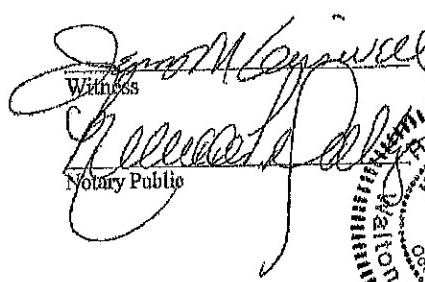
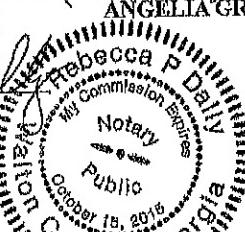
Subject property is known as 1205 Humphries Road, Conyers, Georgia 30012 according to the current system of numbering property in Rockdale County, Georgia.

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of JOHNNIE EARL ROBERTSON, JR. and BRENDA ROBERTSON, the said Grantees, their successors and/or assigns forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

Sworn to and subscribed before me on  
this 30<sup>th</sup> day of January, 2014.

  
Witness  
Rebecca P. Daily  
Notary Public  
My Commission Expires  
October 18, 2016  
Georgia  


EXHIBIT

F

Deed Book 47564 Pg 350  
Filed and Recorded Feb-04-2009 07:19am  
**2009-0005083**  
Real Estate Transfer Tax \$128.00  
**Cathelene Robinson**  
Clerk of Superior Court  
Fulton County, Georgia

THE WINDHAM LAW FIRM  
239 Village Center Parkway, #170  
Stockbridge, GA 30281  
678-565-8686

WARRANTY DEED

FILE NO:EL080657

STATE OF GEORGIA  
COUNTY OF HENRY

This Indenture, made this 23rd day of January, in the year 2009, between **STITH H. SHORT**, of the County of Fulton, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **BRENDA J. SHORT**, as party or parties of the second part, hereinunder called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee

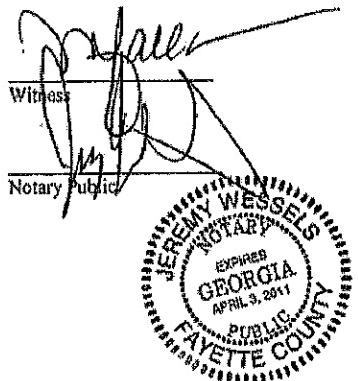
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 133, 14TH DISTRICT, OF FULTON COUNTY, GEORGIA, AND BEING LOT 4, BLOCK 41, JEFFERSON PARK, AS PER PLAT RECORDED IN PLAT BOOK 18, PAGE 6, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF FULTON COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION; BEING IMPROVED PROPERTY KNOWN AS 1228 EAST FORREST AVENUE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA..

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, improvements and appurtenances to the said described premises in anywise appertaining or belonging, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed, and delivered in the presence of:



Stith H. Short (Seal)  
STITH H. SHORT

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

08626  
00650

FILED  
CLAYTON CO., GA

Clayton County, Georgia  
Real Estate Transfer Tax  
Paid 820.00  
Date 5-8-06  
*Linda T. Miller  
Clerk, Superior Court*

2006 MAY -8 AM 10:53

LINDA T. MILLER  
CLERK SUPERIOR COURT

*246052*

RETURN TO:  
SMITH, WELCH & BRITTAINE  
280 Country Club Drive  
Suite 200  
Stockbridge, Georgia 30281  
#06-5600

WARRANTY DEED

STATE OF GEORGIA,  
CLAYTON COUNTY.

IN CONSIDERATION OF ONE DOLLAR AND OTHER VALUABLE CONSIDERATION to it paid,  
Grantor, CYPRESS, LLC, a Georgia limited liability company, of the County of  
Henry, State of Georgia, does hereby sell and conveys unto B. KAY BUILDERS CORP.,  
a Georgia corporation, of the County of Clayton, State of Georgia, its heirs and  
assigns, a tract or parcel of land, which is described as follows:

All that tract or parcel of land lying and being in Land Lots 79 and 80 of  
the 12th District of Clayton County, Georgia, and being Lots 6, 7, 8, 9, 10, 16,  
17, 18, 19, 20, 68, 69, 70, 77, 78, 79, 80, 81, 89 and 90 of Arbor Place  
Subdivision, as shown on a plat of survey made of Arbor Place, prepared by  
Kenneth L. Nutt, Ga. R.L.S. #2104, dated March 6, 2006, and filed for record at  
Plat Book 38, Pages 49, 50, 51, 52, 53, 54 and 55, Clayton County, Georgia  
records. The description of the property as contained on said plat of survey is  
incorporated herein by reference made a part hereof.

THE ABOVE-DESCRIBED PROPERTY IS BEING CONVEYED SUBJECT TO RESTRICTIVE  
COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD said land and appurtenances unto said B. KAY BUILDERS  
CORP., a Georgia corporation, its heirs, executors, administrators, and assigns,  
in fee simple.

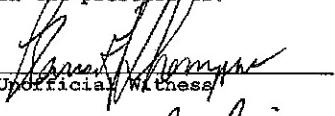
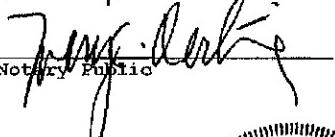
BK 08626 PG 650

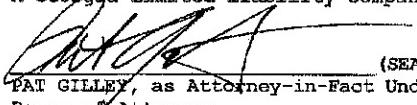
08626  
00651

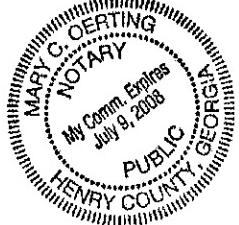
Grantor warrants the title to said land against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, by and through its duly authorized officer, has hereunto set its hand and affixed its seal this the 24th day of April, 2006.

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness  
  
Notary Public

CYPRESS, LLC  
A Georgia Limited Liability Company  
BY:   
(SEAL)  
PAT GILLEY, as Attorney-in-Fact Under  
Power of Attorney



BK08626PG651

BOOK PAGE  
011353 0245

DOC# 014416  
FILED IN OFFICE  
06/08/2009 12:47 PM  
BK:11353 PG:245-247  
BARBARA A. HARRISON  
CLERK OF SUPERIOR COURT  
HENRY COUNTY

✓ BM E.M.Z  
After Recording, Return This Document to:  
James T. Johnston, Jr., LLC  
900 Circle 75 Parkway  
Ste. 1125  
Atlanta, Georgia 30339-3084

REAL ESTATE TRANSFER TAX  
PAID: \$0.00

PT-61 075-2009-004741

**QUITCLAIM DEED**

THIS INDENTURE, made this 3rd day of June, 2009, by and between BRENDAN K. ROBERTSON, a Georgia resident (hereinafter referred to as "Grantor") and WOODMOND VENTURES, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee").

**WITNESSETH:**

That for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby remise, convey and forever QUITCLAIM unto Grantee, all those certain tracts, pieces or parcels of land more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

**TO HAVE AND TO HOLD** said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever, IN FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day, month and year first above written.

*-Signatures to appear on following page-*

011353 0246

Signed, sealed and delivered  
in the presence of:

*James T. Johnston*

Witness

*Karen Massey Jones*  
Notary Public

GRANTOR:

BRENDA K. ROBERTSON

*Brenda K. Robertson*  
Brenda K. Robertson

(NOTARY SEAL)



011353 0247

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 28 and 29 of the 12th District, Henry County, Georgia, being Lot 43, of Bay Court, as per plat recorded in Plat Book 25, Page 187, Henry County Records, which plat is incorporated herein by this reference and made a part of this description.

Habersham County, Georgia  
Real Estate Transfer Tax

PAID -0-

2009 JUN -8 AM 11:11

880 405-467

Book Page Recorded

David C. Wall

After Recording, Return This Document to:  
James T. Johnston, Jr., LLC  
900 Circle 75 Parkway  
Ste. 1123  
Atlanta, Georgia 30339-3084

DATE 6-8-09  
David C. Wall  
Clerk of Superior Court  
088-2009-00 2017

**QUITCLAIM DEED**

THIS INDENTURE, made this 3rd day of June, 2009, by and between BRENDAN ROBERTSON, a Georgia resident (hereinafter referred to as "Grantor") and MYKASSI VENTURES, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee").

**WITNESSETH:**

That for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby remise, convey and forever QUITCLAIM unto Grantee, all those certain tracts, pieces or parcels of land more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

**TO HAVE AND TO HOLD** said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever, IN FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day, month and year first above written.

*-Signatures to appear on following page-*

Signed, sealed and delivered  
in the presence of

*Jane K. Blanton*  
Witness

*Karon Massey Jones*  
Notary Public

GRANTOR:

BRENDA ROBERTSON

*Brenda Robertson* (L. S.)  
Brenda Robertson

(NOTARY SEAL)

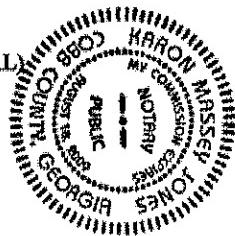


EXHIBIT A

LEGAL DESCRIPTION

Tract 1 ALL THAT TRACT or parcel of land lying and being in Land Lot 52 of the 11th District of Habersham County, Georgia, containing 2.12 acres, more or less, designated as Lot 15 of Soque Wilderness Sub-division according to plat of survey prepared by Hubert Lovell, Registered surveyor dated August 2, 1979 and revised August 2, 1984, said plat being recorded in Plat Book 20, page 193, to which said plat and the record thereof reference is made for a more complete description.

Tract 2 ALL THAT TRACT or parcel of land lying and being in Land Lot 52 of the 11th Land District of Habersham County, Georgia, and being designated as Lot 16, containing 1.39 acres, more or less, of Soque Wilderness Subdivision, Phase One, as shown by plat of survey prepared by Hubert Lovell, RLS, dated August 2, 1979, recorded in the office of the Clerk of Superior Court of Habersham County, Georgia, in Plat Book 20, Page 193, and being more particularly described as follows:

BEGINNING at a point in the center of the Soque River, the same being a corner common to Lots 16 and 17 of said subdivision; thence along and with the center of said river North 36° 55' East 80.0 feet and South 32° 38' East 220.6 feet to a point; thence North 03° 02' West 456.1 feet to a point in the center of a cul-de-sac; thence leaving the cul-de-sac along the center of a private roadway North 12° 25' East 106.3 feet to a point; thence South 41° 21' West 96.9 feet to an iron post; thence South 24° 00' West 501.2 feet to the POINT OF BEGINNING.

NOTE: The above described property is conveyed subject to Protective Covenants imposed by an instrument dated April 24, 1984, recorded in the office of the Clerk of Superior Court of Habersham County, Georgia, in Deed Book 196, Page 330.

BOOK 3247 PAGE 215

FILED & RECORDED  
CLERK, SUPERIOR COURT  
SPALDING COUNTY, GA.

2008 MAY 2 AM 10 06

BY Marcia L. Norris  
Marcia L. NORRIS, CLERK

SWB FILE NO. 08-0210  
POLICY TYPE: Owner's

Return to: Smith, Welch & Brittain  
P. O. Box 10, 2200 Keys Ferry Court  
McDonough, Georgia 30253  
(770)957-3937

Real Estate Transfer Tax  
Paid \$ 600.00  
Date 5-2-08  
PT - 61 126-2008-1114

WARRANTY DEED

Marcia L. Norris  
Clerk of Superior Court, Spalding Co., Ga.

STATE OF GEORGIA  
COUNTY OF HENRY

IN CONSIDERATION OF THE SUM OF ONE DOLLAR AND OTHER  
CONSIDERATIONS----- to me paid, I, **BRENDA ROBERTSON-SHORT** of the County of  
Henry do hereby sell and convey unto **ZACK B. HINTON, JR.** and **DEBBIE HINTON**, AS  
**JOINT TENANTS WITH FULL SURVIVORSHIP AND NOT MERELY AS TENANTS IN  
COMMON** of the County of Henry , their heirs and assigns, a tract or parcel of land, which is  
described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN  
AND MADE A PART HEREOF.

BOOK 3247 PAGE 216

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD, IF ANY.

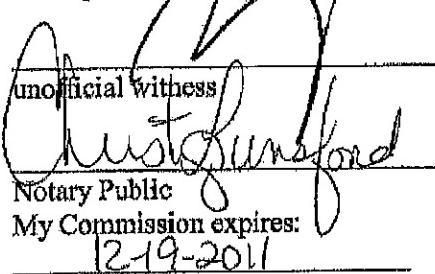
TO HAVE AND TO HOLD said land and appurtenances unto said **ZACK B. HINTON, JR.** and **DEBBIE HINTON**, AS JOINT TENANTS WITH FULL SURVIVORSHIP AND NOT MERELY AS TENANTS IN COMMON, their heirs, executors, administrators, and assigns, in fee simple.

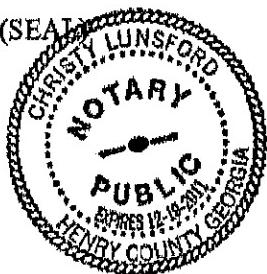
I warrant the title to said land against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and affixed my seal this the 28th day of April, 2008.

  
BRENDA ROBERTSON-SHORT (seal)

Signed, sealed and delivered  
in the presence of:

  
unofficial witness  
Christy Lunsford  
Notary Public  
My Commission expires:  
12-19-2011



BOOK 3247 PAGE 217

EXHIBIT "A"

Legal Description

82.702 acres, Sam Solomon Road

All that tract or parcel of land lying or being in Land Lot 117 of the 2<sup>nd</sup> District, of originally Henry now Spalding County, and Land Lot 118 of the 2<sup>nd</sup> District, Henry County, Georgia, and being more particularly described as follows:

BEGINNING at the common corner of Land Lots 117, 118, 139, and 140, and from said point proceeding thence south 89 degrees 51 minutes 35 seconds east along the north line of Land Lot 118 753.28 feet to a one-inch open-top pin found; thence south 89 degrees 56 minutes 28 seconds east along said Land Lot line 179.59 feet to a one-inch open-top pin found; thence south 00 degrees 01 minutes 09 seconds east 1026.47 feet to a point; thence south 63 degrees 38 minutes 16 seconds west 585.92 feet to a point; thence south 9 degrees 2 minutes 52 seconds east 475.18 feet to a point; thence north 80 degrees 27 minutes 07 seconds west 284.43 feet to a point; thence north 07 degrees 42 minutes 06 seconds west 322.49 feet to a point; thence north 25 degrees 59 minutes 18 seconds east 134.16 feet to a point; thence south 81 degrees 49 minutes 43 seconds west 151.33 feet to a point; thence south 26 degrees 28 minutes 26 seconds west 228.99 feet to a point; thence south 60 degrees 41 minutes 01 seconds west 333.55 feet to a point; thence north 53 degrees 00 minutes 29 seconds west 164.01 feet to a point; thence south 87 degrees 13 minutes 15 seconds west 260.19 feet to a point; thence north 49 degrees 10 minutes 32 seconds west 264.09 feet to a point; thence north 36 degrees 58 minutes 34 seconds west 264.02 feet to a point; thence north 13 degrees 30 minutes 42 seconds west 279.60 feet to a point; thence north 01 degrees 19 minutes 40 seconds east 233.82 feet to a point; thence north 56 degrees 08 minutes 14 seconds east 175.18 feet to a point; thence north 00 degrees 34 minutes 22 seconds west 72.77 feet to a point; thence north 48 degrees 17 minutes 13 seconds west 64.63 feet to a point; thence north 82 degrees 54 minutes 05 seconds west 57.31 feet to a point; thence north 58 degrees 22 minutes 09 seconds west 232.83 feet to a point; thence north 20 degrees 51 minutes 01 seconds east 384.74 feet to a point; thence north 72 degrees 07 minutes 44 seconds west 88.61 feet to a point; thence south 66 degrees 35 minutes 30 seconds west 99.59 feet to a point; thence south 44 degrees 59 minutes 02 seconds west 126.13 feet to a point; thence north 20 degrees 47 minutes 14 seconds west 96.52 feet to a point; thence north 12 degrees 51 minutes 59 seconds west 128.25 feet to a point; thence north 02 degrees 43 minutes 33 seconds east 135.53 feet to a point; thence north 89 degrees 35 minutes 23 seconds east 742.94 feet to an one-inch open-top pin found; thence north 89 degrees 37 minutes 18 seconds east 884.76 feet to the point of beginning.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 118 of the 2nd District of HENRY County, Georgia, being 5.29 acres, as shown on plat for Henry County Water Authority, prepared by Joe Rowan, Jr., Registered Land Surveyor No. 2404, dated 02/17/93, recorded in Plat Book 21, Page 163, HENRY County Records. The description of said property as contained on said plat is hereby incorporated herein and by reference made a part hereof.

09657  
00186

FILED 19776  
CLAYTON CO., GA

2009 JUN -8 AM 11:53

After Recording, Return This Document to:  
James T. Johnston, Jr., LLC  
900 Circle 75 Parkway  
Ste. 1125  
Atlanta, Georgia 30339-3084

LINDA T. MILLER  
CLERK SUPERIOR COURT

Clayton County, Georgia  
Real Estate Transfer Tax

Paid \_\_\_\_\_  
Date 6/8/09

Linda T. Miller  
Clerk, Superior Court

QUITCLAIM DEED

THIS INDENTURE, made this 3rd day of June, 2009, by and between BRENDAL K. ROBERTSON, a Georgia resident (hereinafter referred to as "Grantor") and WOODMUND VENTURES, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

That for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby remise, convey and forever QUITCLAIM unto Grantee, all those certain tracts, pieces or parcels of land more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever, IN FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day, month and year first above written.

*-Signatures to appear on following page-*

BK 09657 Pg 186

09657  
00187

Signed, sealed and delivered  
in the presence of:

James L John Jr.

Witness

Karen Massey Jones  
Notary Public

GRANTOR:

BRENDA K. ROBERTSON

Brenda K. Robertson  
Brenda K. Robertson

(NOTARY SEAL)



09657  
00188

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 23 OF THE 12<sup>TH</sup> DISTRICT OF CLAYTON COUNTY, GEORGIA, BEING SHOWN ON PLAT OF SURVEY FOR ROLLIE G. CLEMONS PREPARED BY LEE ENGINEERING CO., DATED SEPTEMBER 23, 1968 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT AT THE SOUTHEAST CORNER OF LAND LOT 23 OF THE 12<sup>TH</sup> DISTRICT OF CLAYTON COUNTY, GEORGIA, AND RUNNING THENCE SOUTH 89 DEGREES 30'00" WEST A DISTANCE OF 238.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE RUNNING SOUTH 39 DEGREES 30'00" WEST A DISTANCE OF 160.00 FEET TO A MADE CORNER; RUNNING THENCE NORTH 12 DEGREES 21'00" WEST A DISTANCE OF 254.00 FEET TO A MADE CORNER ON THE SOUTH RIGHT OF WAY LINE OF WAL STEPHENS ROAD A DISTANCE OF 16.00 FEET TO A MADE CORNER, RUNNING THENCE SOUTH 12 DEGREES 21'00" EAST A DISTANCE OF 295.00 FEET TO A MADE CORNER AT THE TRUE POINT OF BEGINNING.

BK 09657 PG 188

09657  
00180

FILED 19774  
CLAYTON CO., GA

2009 JUN -8 AM 11:53

LINDA T. MILLER  
CLERK SUPERIOR COURT

After Recording, Return This Document to:

James T. Johnson, Jr., LLC  
900 Circle 75 Parkway  
Ste. 1123  
Atlanta, Georgia 30339-3084

Clayton County, Georgia  
Real Estate Transfer Tax

Paid C

Date 10/8/09

Linda T. Miller  
Clerk, Superior Court

QUITCLAIM DEED

THIS INDENTURE, made this 3rd day of June, 2009, by and between BRENTA ROBERTSON, a Georgia resident (hereinafter referred to as "Grantor") and GILBERT VENTURES, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

That for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby remise, convey and forever QUITCLAIM unto Grantee, all those certain tracts, pieces or parcels of land more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever, IN FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day, month and year first above written.

*-Signatures to appear on following page-*

09657  
00181

Signed, sealed and delivered  
in the presence of:

James L. Johnson

Witness

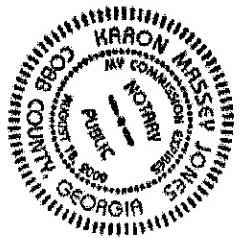
Karen Marney Jones  
Notary Public

GRANTOR:

BRENDA ROBERTSON

Brenda Robertson  
Brenda Robertson

(NOTARY SEAL)



BM09657 PG 181

09657  
00182

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 215 of the 12th District, Clayton County, Georgia, as shown and delineated as Lots 1-7 on a plat of survey prepared for "Preliminary Subdivision Plan Unit Two Boulder Estates" by David Charles Jones, Registered Land Surveyor, dated 9/14/2001, and being more particularly described as follows:

Lots 1,2,3 & 4:

Begin at an iron pin located at the intersection of the easterly right-of-way line of Bouldercrest Road (80' r/w) with the southwesterly right-of-way line of Anvil Block Road (80' r/w); thence South 49 degrees 37 minutes 48 seconds East, 110.00 feet to a point; thence South 49 degrees 30 minutes 36 seconds East, 108.00 feet to a point; thence South 49 degrees 29 minutes 14 seconds East, 119.64 feet to a point located on the easterly land lot line of Land Lot 215; thence southerly along said land lot line South 00 degrees 02 minutes 50 seconds West, 296.69 feet to a point; thence North 57 degrees 50 minutes 28 seconds East, 342.32 feet to a point; thence South 87 degrees 13 minutes 48 seconds West, 45.17 feet to a point located on the easterly right-of-way line of Bouldercrest Road; thence northerly along said easterly right-of-way line of Bouldercrest Road, North 13 degrees 06 minutes 49 seconds East, 100.00 feet to a point; thence North 13 degrees 06 minutes 50 seconds East, 43.96 feet to a point; thence North 13 degrees 03 minutes 32 seconds East, 69.78 feet to a point; thence North 13 degrees 37 minutes 15 seconds East, 131.00 feet to the Point of Beginning.

Lots 5,6 & 7:

Begin at an iron pin located at the intersection of the easterly right-of-way line of Bouldercrest Road with the northeasterly right-of-way line of Anvil Block Road; thence northerly along said easterly right-of-way line of Bouldercrest Road and following the curvature thereof, 147.76 feet to a point; thence North 80 degrees 02 minutes 53 seconds East, 236.96 feet to a point located on the eastern land lot line of Land Lot 215; thence South 00 degrees 45 minutes 55 seconds West, 387.48 feet to a point located on the northeasterly right-of-way line of Anvil Block Road; thence North 48 degrees 51 minutes 02 seconds West, 44.14 feet to a point; thence North 49 degrees 30 minutes 36 seconds West, 108.92 feet to a point; thence North 50 degrees 42 minutes 37 seconds West, 102.12 feet to a point; thence North 50 degrees 50 minutes 34 seconds West, 57.07 feet to the Point of Beginning.

BK 09657 PS 182

BOOK PAGE  
011353 0248

DOC# 014417  
FILED IN OFFICE  
06/08/2009 12:47 PM  
BK:11353 PG:248-250  
BARBARA A. HARRISON  
CLERK OF SUPERIOR COURT  
HENRY COUNTY

After Recording, Return This Document to:  
James T. Johnston, Jr., LLC  
900 Circle 73 Parkway  
Ste. 1125  
Atlanta, Georgia 30339-3084

*Karen L. Hunter*  
REAL ESTATE TRANSFER TAX  
PAID: \$0.00

PT-61 075-2009 -004740

**QUITCLAIM DEED**

THIS INDENTURE, made this 3rd day of June, 2009, by and between BRENDA K. ROBERTSON-SHORT, a Georgia resident (hereinafter referred to as "Grantor") and BICE VENTURES, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee").

**WITNESSETH:**

That for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby remise, convey and forever QUITCLAIM unto Grantee, all those certain tracts, pieces or parcels of land more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

**TO HAVE AND TO HOLD** said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever, IN FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day, month and year first above written.

*-Signatures to appear on following page-*

BOOK PAGE  
011353 0249

Signed, sealed and delivered  
in the presence of:

Witness

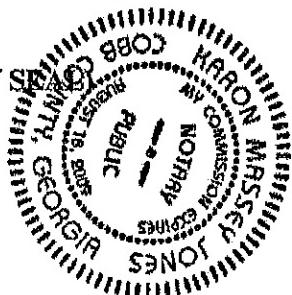
Karen Massey-Jones  
Notary Public

**GRANTOR:**

BRENDA K. ROBERTSON-SHORT

Brenda K. Robertson -Short

**(NOTARY S**



BOOK PAGE

011353 0250

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 25 of the 6<sup>th</sup> Land District of Henry County, Georgia, and more particularly described as follows:

BEGINNING at a point on the South right-of-way of Jodeco Road, formerly known as Jonesboro-Flippen Road, having a 80' right of way, said point being located 263.34' East of the intersection of the East right-of-way of Floyd Road, formerly known as County Line Road, having a 60' right-of-way, and the South right-of-way line of Jodeco Road, that being the POINT OF BEGINNING; and from said POINT OF BEGINNING proceeding thence South 87°01'27" East 210.89' to an 1-1/4" open top iron pin found; thence South 02°18'00" West 168.44' to an 1/2" open top iron pin found; thence North 88°34'00" West 210.89' to an 1/2" rebar iron pin set; thence North 02°17'44" East 174.12' North to an 1-1/4" open top Iron pin found, that being the POINT OF BEGINNING. Said legal description being in accordance with the Boundary Survey prepared by MooreBass Consulting for E-Kay Builders dated September 16, 2002.

BOOK PAGE

PT-01 076-000 2009-002927 011279 0051

# Quitclaim Deed

**THIS QUITCLAIM DEED**, executed this 8th day of April, 2009, by first party, Grantor, ASG Properties, Inc, whose post office address is 3359 Jodeco Road, Jonesboro GA 30236, to second party, Grantee, Brenda Robertson, whose post office address is 3359 Jodeco Road, Jonesboro GA 30236.

**WITNESSETH**, That the said first party, for good consideration and for the sum of Five Hundred Fifty five thousand one hundred fifty one Dollars and 1 cent (\$555,151.01) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Henry, State of Georgia to wit:

All that tract of land being lot 3, 3448 South Bay Dr. Jonesboro, GA 30236 in LL 8 of the 6<sup>th</sup> District of Henry Co. GA

Also described in Exhibit "A" attached hereto.

12  
DOC# 009191  
FILED IN OFFICE  
04/14/2009 08:54 AM  
BK:11279 PG:51-53  
BARBARA A. HARRISON  
CLERK OF SUPERIOR COURT  
HENRY COUNTY  
*Barbara A. Harrison*  
REAL ESTATE TRANSFER TAX  
PAID: \$555.20

RETURN TO:

BRENDA ROBERTSON  
3359 JODECO ROAD, SUITE F  
JONESBORO, GA 30236.

011279 0052

**IN WITNESS WHEREOF,** The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness: JohnPrint Name of Witness: Adam MorganSignature of Witness: Lori PittsPrint Name of Witness: Lori PittsSignature of First Party: Jerry Pitts Jr.Print Name of First Party: Jerry F. Pitts Jr.Signature of Second Party: Brenda RobertsonPrint Name of Second Party: Brenda RobertsonSignature of Preparer: Maria RobertsonPrint name of Preparer: Maria RobertsonAddress of Preparer: 3359 Tadico Rd Ste C Jonesboro GA 30236State of: GeorgiaCounty of: Henry

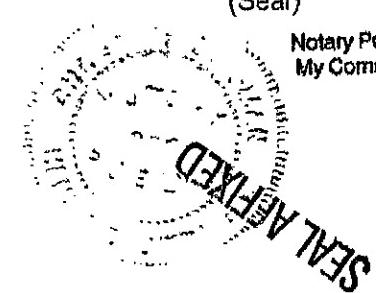
On 4/18/09 before me, Brenda Robertson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature of Notary: Christopher ChayAffiant  Known \_\_\_\_\_ Produced ID \_\_\_\_\_

Type of ID \_\_\_\_\_

(Seal)

Notary Public, Henry County, Georgia  
My Commission Expires Oct. 8, 2010



336.4  
BOOK PAGE  
011279 0053  
011117 0336

**Exhibit "A"**

File Number: RO192-08-0531-R

All that tract or parcel of land lying and being in Land Lot 8 of the 6th District, of Henry County, Georgia, being Lot 3, Block A, of LAKE SPIVEY ESTATES, Section II, as per Plat thereof recorded in Plat Book 2, page 215, Henry County, Georgia, records, and being more particularly described as follows:

Beginning at a point on the Northwesterly side of South Bay Drive, said point being 1,798.40 feet Southeasterly, Easterly and Northeasterly from the intersection of the Northeast side of South Bay Drive with the West line of said Land Lot 8, of said District and County (said Point of Beginning also being at the Southeast corner of Lot 4, of said Block and Subdivision); running thence Northwesterly along the Northeasterly line of said Lot 4, a distance of 460.00 feet, to the low water mark of Lake Spivey; running thence Northeasterly and Easterly along the low water mark of Lake Spivey, a distance of 340.0 feet, more or less, to the Northwest corner of Lot 2, of said Block and Subdivision; running thence Southeasterly along the Southwest line of said Lot 2, of said Block and Subdivision, a distance of 413.00 feet, to the Northwest side of South Bay Drive; running thence Southwesterly along the Northwest side of South Bay Drive, a distance of 150.00 feet, to the Point of Beginning; and  
being known as 3448 South Bay Drive, according to the present system of numbering property in Henry County, Georgia.

And being the same property described in Security Deed recorded in Deed Book 10482, Page 206, aforesaid records.

10044  
00259

After recording return to:  
Stites & Harbison, PLLC  
303 Peachtree Street, NE  
2800 SunTrust Plaza  
Atlanta, Georgia 30308  
ATTN: Ronald J. Slay

Clayton County, Georgia  
Real Estate Transfer Tax  
Paid \$ 65.70  
Date 12-8-2011  
JACQUELINE D. WILLS  
Clerk, Superior Court

FILED  
CLAYTON CO., GA

2011 DEC -8 AM 11:42

JACQUELINE D. WILLS  
CLERK SUPERIOR COURT

27672

LIMITED WARRANTY DEED

THIS INDENTURE, made effective as of this 7th day of December, 2011, by and between BRENDA ROBERTSON SHORT AND GILBERT VENTURES, LLC, A GEORGIA LIMITED LIABILITY COMPANY (whether individually or collectively, "Grantor"), and UNITED COMMUNITY BANK ("Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all of that certain tract or parcel of land lying and being in Clayton County, Georgia, being more particularly described in Exhibit A attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

This conveyance is made subject to the lien of real estate taxes which are not yet due and payable and all easements of record.

TO HAVE AND TO HOLD said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever IN FEE SIMPLE.

AND THE SAID Grantor shall warrant and forever defend the right and title to said Property unto the Grantee against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.

[SIGNATURES ON THE FOLLOWING PAGE]

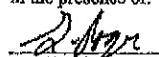
100448259

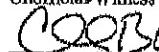
10044  
00260

IN WITNESS WHEREOF, the Grantor has signed and sealed this Limited Warranty Deed the day and year  
first above written.

GRANTOR:

Signed, sealed and delivered  
in the presence of:

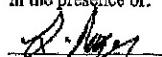
  
Unofficial Witness

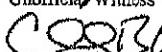
  
Notary Public

My Commission Expires:

[NOTARIAL SEAL]

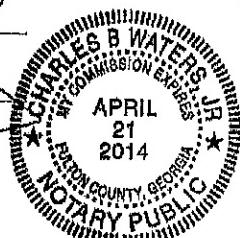
Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

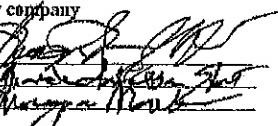
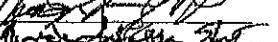
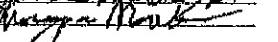
  
Notary Public

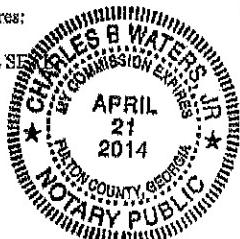
My Commission Expires:

[NOTARIAL SEAL]



GILBERT VENTURES, LLC, a Georgia limited  
liability company

By:   
Name:   
Title: 



BK 10044 PG260

10044  
00261

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 147 OF THE 13<sup>TH</sup> DISTRICT, CLAYTON COUNTY, GEORGIA, BEING LOT 17, BLOCK A, FLINTFIELD SUBDIVISION, SECTION TWO, AS PER PLAT RECORDED IN PLAT BOOK 8, PAGE 155, CLAYTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF.

BK10044 PG251

09410  
00266

14237  
FILED  
CLAYTON CO., GA

2008 APR -4 AM 10:57

LINDA T. MILLER  
CLERK SUPERIOR COURT

Return Recorded Document to:  
SHUPING, MORSE & ROSS, LLP  
ATTORNEYS AT LAW  
6259 RIVERDALE ROAD  
RIVERDALE, GA 30274-1698

Clayton County, Georgia  
Real Estate Transfer Tax

Paid 600.00  
Date 4-4-08

Linda T. Miller  
Clerk, Superior Court

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CLAYTON

File #: 07-56988 GARVA INVESTMENTS, INC.

This Indenture made this 19th day of March, 2008 between J. MARK BRITTAIR GUARDIAN OF W. W. EDMONDSON , of the County of CLAYTON, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and GARVA INVESTMENTS, INC., as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 207 of the 13th District of Clayton County, Georgia and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

Pursuant to Final Order dated November 26, 2007, Estate # 99-138, Probate Court of Henry County, Georgia records.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

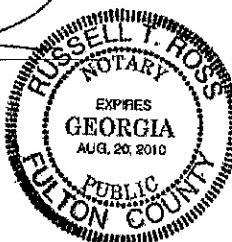
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
WITNESS  
NOTARY PUBLIC

*[Signature]* (SEAL)  
J. MARK BRITTAIR  
GUARDIAN OF W. W. EDMONDSON



BK09410PG266

09410  
00267

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 206 and 207 of the 13<sup>th</sup> District of Clayton County, Georgia and being shown as "out area" containing 0.857 acres on a plat prepared for W. Earl Edmondson and Brenda K. Robertson dated July 30, 1996 by Alvin E. Vaughn and Associates, Inc. and being more particularly described according to said plat as follows:

Commence at the intersection of the western right-of-way of Tara Boulevard (250 ft. right-of-way) with the northerly right-of-way (40 ft. right-of-way) of Museum Circle; run thence along the northerly right-of-way of Museum Circle along an arc of a curve to the left of a chord having been subtended 90.88 feet, said arc having a radius of 318.72 feet and said chord having a bearing and distance of north 87 degrees 54 minutes 14 seconds west 91.20 feet to an iron pin; run thence along the northerly right-of-way of Museum Circle south 83 degrees 53 minutes 57 seconds west 235.80 feet to an iron pin; run thence north 12 degrees 26 minutes 08 seconds west 130.94 feet to an iron pin; run thence north 88 degrees 03 minutes 31 seconds east 304.50 feet to an iron pin located on the western right-of-way of Tara Boulevard; run thence south 22 degrees 53 minutes 08 seconds east along the western right-of-way of Tara Boulevard a distance of 126.40 feet to a point and the point of beginning.

I:\SASHolding\Tara.WD.legal.wpd  
WARRANTY DEED AND SECURITY DEED LEGAL

#09410P6267

Doc ID: 014742580003 Type: ESTD  
Recorded: 03/02/2011 at 09:36:46 AM  
Fee Amt: \$56.50 Page 1 of 3  
Transfer Tax: \$42.80  
Henry, GA Clerk of Superior Court  
Barbara Harrison Clerk of Court  
**SK 12031 PG 104-106**

SWB FILE NO. 11-5029

Type Policy:

Return to: SMITH, WELCH & BRITTAIN  
ATTORNEYS AT LAW  
280 Country Club Drive, Suite 200  
Stockbridge, GA 30281

### EXECUTOR'S DEED

STATE OF GEORGIA

COUNTY OF Henry **PT-61 075-20 11-00303**

THIS INDENTURE made this 24th day of February, 2011, between Brenda Robertson Short, as Executrix of the Last Will & Testament of Woodrow William Edmondson a/k/a W. W. Edmondson, deceased, late of Henry County, Georgia, of the First Part, (hereinafter called "Grantor(s)") and Stith Short of Henry County, Georgia, of the Second Part, (hereinafter called "Grantee(s)"); the words "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits:

**WITNESSETH:** That the said Grantor(s) for and in consideration of the sum of ONE DOLLAR AND OTHER CONSIDERATIONS---(\$1.00)--- in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged) has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee(s) the following described property:

(Client: 11-0021 Matter: Doc: 00668542.DOC)

All that tract or parcel of land lying and being in Land Lot 231 of the 6th District of Henry County, Georgia and being 5.6 acres as shown on a survey by C. E. Lee Surveyor for Michael E. Williams and Cathy S. Williams, dated January 4, 1983, and being more particularly described as follows:

BEGINNING at an iron pin placed on the east line of Land Lot 231 a distance of 515.06 feet south as measured along the east line of said Land Lot from an iron pin found at the northeast corner of Land Lot 231; thence South along the east line of Land Lot 231 a distance of 695.08 feet to an iron pin placed; thence South 89 degrees 12 minutes 33 seconds west 349.26 feet to an iron pin placed; thence North 0 degrees 22 minutes 06 seconds east 704.75 feet to an iron pin placed; thence South 89 degrees 12 minutes 22 seconds east 351.08 feet to the POINT OF BEGINNING.

ALSO:

All that tract or parcel of land lying and being in Land Lot 231 of the 6th District of Henry County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin located on the south right-of-way line of Wall Street (60' R/W) at a point which is 814.15 feet easterly along said right-of-way from its intersection with Georgia State Route No. 3; thence proceeding South 00 degrees 22 minutes 06 seconds west 808.71 feet to an iron pin; thence proceeding North 84 degrees 46 minutes 58 seconds east 647.92 feet to a point, said point being the TRUE POINT OF BEGINNING; thence proceeding North 84 degrees 46 minutes 58 seconds east 150.74 feet to an iron pin; thence proceeding North 89 degrees 14 minutes 42 seconds east 349.26 feet to a point; thence proceeding South 00 degrees 15 minutes 19 seconds east 501.87 feet to a point; thence proceeding South 88 degrees 32 minutes 23 seconds west 500 feet to a point; thence proceeding North 00 degrees 15 minutes 19 seconds west 500 feet to a point, said point being the POINT OF BEGINNING.

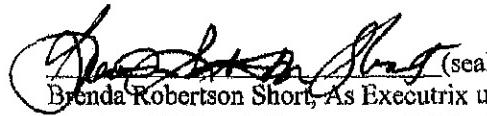
The above described property is a portion of a parcel of land identified as Tract B as shown on a plat of survey prepared for Dave Gresham and Grover A. Walls, Sr., dated February 25, 1983, prepared by Griffin Engineering Company, recorded in Plat Book 10, Page 95, Clerk of Superior Court Records, Henry County, Georgia.

By acceptance of this deed, the Grantee herein agrees to assume and pay that certain Security Deed in favor of George Boerschig dated February 24, 2011, recorded in Henry County Records, which Security Deed secures a loan in the principal amount of \$65,000.00.

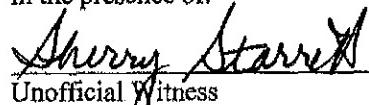
This deed is made under the power of sale granted to the Grantor(s) herein in Item VII of the Last Will and Testament of Woodrow William Edmondson a/k/a W. W. Edmondson, deceased. Said Will has been probated in solemn form, in the Office of the Probate Court of Henry County, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the proper use, benefit and behoof of the said Grantee(s) forever, IN FEE SIMPLE, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased during his lifetime.

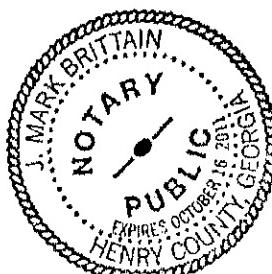
IN WITNESS WHEREOF, the Grantor herein has hereunto set her hand and seal, the day and year first above written.

  
(seal)  
Brenda Robertson Short, As Executrix under  
the Last Will and Testament of Woodrow  
William Edmondson a/k/a W. W. Edmondson,  
Deceased

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Sherry Starr  
Unofficial Witness

  
\_\_\_\_\_  
Mark Britain (SEAL)  
NOTARY PUBLIC  
My Commission Expires:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



09657  
00183

FILED 19776  
CLAYTON CO., GA

2009 JUN -8 AM 11:53

LINDA T. MILLER  
CLERK SUPERIOR COURT

After Recording, Return This Document to:  
James T. Johnston, Jr., LLC  
900 Circle 75 Parkway  
Ste. 1125  
Atlanta, Georgia 30339-3084

Clayton County, Georgia  
Real Estate Transfer Tax  
Paid 0  
Date 10/18/09

QUITCLAIM DEED

THIS INDENTURE, made this 3rd day of June, 2009, by and between BRENDAN ROBERTSON SHORT, a Georgia resident (hereinafter referred to as "Grantor") and WOODMOND VENTURES, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

That for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby remise, convey and forever QUITCLAIM unto Grantee, all those certain tracts, pieces or parcels of land more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever, IN FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day, month and year first above written.

*-Signatures to appear on following page-*



09657  
00185

EXHIBIT A

LEGAL DESCRIPTION

Tract 1

All that tract or parcel of land lying and being in Land Lots 46 and 47 of the 12<sup>th</sup> District, Clayton County, Georgia, and being Lot 2, Wright's Circle, as shown on plat of survey for Ellen Watkins Builders, Inc., and recorded in Plat Book 31, Page 133, Clayton County, Georgia Records, to which reference is hereby made for a more particular description of said property.

Tract 2

All that tract or parcel of land lying and being in Land Lots 46 and 47 of the 12<sup>th</sup> District, Clayton County, Georgia, and being Lot 3, Wright's Circle, as shown on plat of survey for Ellen Watkins Builders, Inc., and recorded in Plat Book 31, Page 133, Clayton County, Georgia Records, to which reference is hereby made for a more particular description of said property.

BK09657 PG 185

After Recording, Return This Document to:  
James T. Johnston, Jr., LLC  
900 Circle 75 Parkway  
Ste. 1125  
Atlanta, Georgia 30339-3084

Habersham County, Georgia  
Real Estate Transfer Tax  
PAID "0"  
DATE 16-8-09  
David C. Wall  
Clerk of Superior Court  
068-2009-00 2016

2009 JUN -8 AM (1:11)  
889 402-404  
Book Page Recorded  
David C. Wall

### QUITCLAIM DEED

THIS INDENTURE, made this 2nd day of June, 2009, by and between BRENDAL K. ROBERTSON-SHORT, a Georgia resident (hereinafter referred to as "Grantor") and MYKASSI VENTURES, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee").

### WITNESSETH:

That for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby remise, convey and forever QUITCLAIM unto Grantee, all those certain tracts, pieces or parcels of land more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

**TO HAVE AND TO HOLD** said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever, IN FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day, month and year first above written.

*-Signatures to appear on following page-*

Signed, sealed and delivered  
in the presence of:

James D. Jones Jr.  
Witness

Karon Massey Jones  
Notary Public

GRANTOR:

BRENDA K. ROBERTSON-SHORT

Brenda K. Robertson-Short  
Brenda K. Robertson-Short

(NOTARY SEAL)

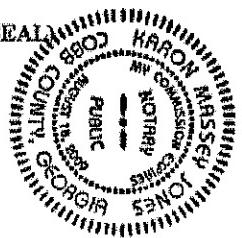


EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 83 of the 11<sup>th</sup> Land District of Habersham County, Georgia, designated as Tract Three, containing 8.735 acres, more or less, as shown on a plat of survey prepared for Larry Lynn Copeland, Nell Copeland Grant, Ann Copeland, Blaine C. Coats and Alfred Leon Copeland by Samuel L. Duvall, R.S., under date of October 2, 2000, a copy of said plat being of record in the office of the Clerk of the Superior Court of Habersham County, Georgia, in Plat Book 50, Page 295, to which said plat and the record thereof reference is hereby made for a more complete description.

10256  
00101

Clayton County, Georgia  
Real Estate Transfer Tax  
Paid \$ 0  
Date 1-10-2013  
JACQUELINE D. WILLS  
Clerk, Superior Court

FILED  
CLAYTON CO., GA  
2013 JAN 10 AM 10:28  
JACQUELINE D. WILLS  
CLERK SUPERIOR COURT  
OAG

File No. 08-5465

Return to: SMITH WELCH WEBB & WHITE  
ATTORNEYS AT LAW  
P. O. Box 10, 2200 Keys Ferry Court  
McDonough, Georgia 30253

**WARRANTY DEED**

STATE OF GEORGIA  
CLAYTON COUNTY

IN CONSIDERATION OF THE SUM OF ---TEN DOLLARS AND OTHER  
VALUABLE CONSIDERATION----- to it paid, Grantor, CLAY ROBERTSON,  
INC., a Georgia corporation, of the County of Clayton do hereby sell and convey unto  
Grantee, BRENDA SHORT, her successors and or assigns, a tract or parcel of land,  
which is described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND  
LOT 114 OF THE 13TH DISTRICT AS SHOWN ON THAT PLAT OF SURVEY FOR  
B. KAY BUILDERS, INC., BY DAVID CHARLES JONES, REGISTERED LAND  
SURVEYOR, DATED NOVEMBER 17, 2004, BEING DESIGNATED AS LOT 18  
AND PART OF 17, BLOCK K, UNIT 4, HOLIDAY HILLS SUBDIVISION, SECTION  
1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY  
LINE OF HOLIDAY BLVD AND THE NORTH RIGHT-OF-WAY LINE OF  
INTERSTATE HIGHWAY 75, RUNNING THENCE NORTH ALONG THE RIGHT-  
OF-WAY LINE OF INTERSTATE HIGHWAY 75 352 FEET TO AN IRON PIN

BK10256PG101

10256  
00102

FOUND, THAT BEING THE POINT OF BEGINNING; RUNNING THENCE NORTH 67 DEGREES 45 MINUTES 36 SECONDS WEST 126.72 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 25 DEGREES 04 MINUTES 09 SECONDS EAST 79.49 FEET TO AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF NASSAU STREET (HAVING A 50 FOOT RIGHT-OF-WAY); RUNNING THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY AN ARC DISTANCE OF 70.11 FEET TO A POINT, SAID ARC HAVING A RADIUS OF 277.08 FEET; RUNNING THENCE SOUTH 76 DEGREES 31 MINUTES 30 SECONDS EAST 49.50 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 19 DEGREES 40 MINUTES 26 SECONDS WEST 91.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD said land and appurtenances unto said BRENDA SHORT, her successors and or assigns, in fee simple.

Grantor warrants the title to said land against the lawful claims of all persons.

In Witness Whereof, Grantor has hereunto set its hand and affixed its seal this the

5th day of December, 2012.

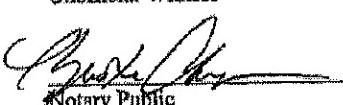
CLAY ROBERTSON, INC.

 (SEAL)

By: Clay Robertson, President

Signed, sealed and delivered  
in the presence of:

  
Amanda M. Moore  
Unofficial Witness

  
Notary Public  
My Commission expires:  
10/7/14

